

# Home Inspection Report



**5232 Homestead Rd., Fort Wayne, IN 46814**

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**Inspection Date:**

Thursday, September 9, 2021

**Prepared For:**

Ness Bros 5232 Homestead

**Prepared By:**

FamilyGuard  
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**Report Number:**

09092021-02

**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

Cloudy

## Recent Rain

Yes

## Ground Cover

Dry

## Approximate Age

59 years

# Report Summary

## Overview of Summary

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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

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Cracks along the siding (Pages 9 & 10).

Signs of water intrusion/efflorescence in the crawl space (Pages 28 & 29).

# Grounds

## Driveway

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

### Photos



Cracks along the driveway.



Cracks along the driveway.

## Service Walks/Steps

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

### Photos



Uneven surfaces along the service walks.

## Porch

- Condition**  Satisfactory  Marginal  Poor  Uneven risers/services  Cracks/deterioration  
 Missing/loose railing/handrail  Slopes  Improper spacing between railing  Wood rot  
 Defects with columns  Loose/detached  Trip hazard

**Photos**



Uneven surfaces along the porch. This is a potential safety hazard.



Pest control.



Cracks/deterioration along the porch.



The railing is loose.

**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  Wood rot  Uneven surfaces  Amateur craftsmanship
- Safety hazard**

**Photos**



Pest control.



Cracks and deterioration along the floor.



Uneven surfaces along the floor.

**Landscaping**

**Landscaping**

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

# Grounds

## Hose Bibs

### Condition

- Satisfactory  Marginal  Poor  No anti-siphon/frost free valve  Leaks  Inoperable  
 Loose/detached  Missing handle  Damaged  Not tested

### Comments

The lack of an anti-siphon valve can allow water back flow, thus contaminating potable water. This is a potential safety hazard.

The lack of a frost free valve can allow water to stay within the hose bib, which could potentially freeze during cold months and cause the pipe to rupture. This can cause property damage.

### Photos



No anti-siphon/frost free valve.

# Roof

**Roof**

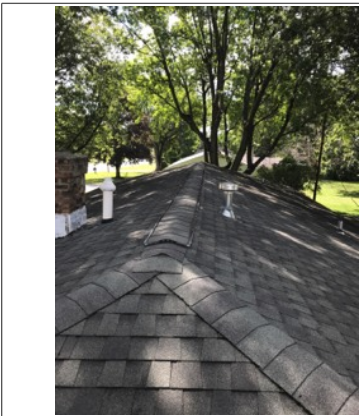
**Visibility/Accessibility**  All  Limited visibility/accessibility  Debris/tree branches along the roof  
 Snow/ice along the roof  Inclement weather  Steep pitch roof

**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  Vegetation in close proximity with roof  
 Defects with vents/flues  Multiple layers  Brackets/anchor bolts on roof  Creased shingles  
 Amateur craftsmanship  Sagging ridge line  Warping/wavy  
 Recommend licensed roofer evaluate

**Photos**



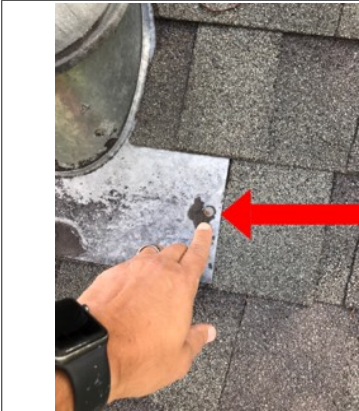
General photo of the roof.



Biological growth along the roof. Biological growth has the potential to hold water, thus creating potential leak points.



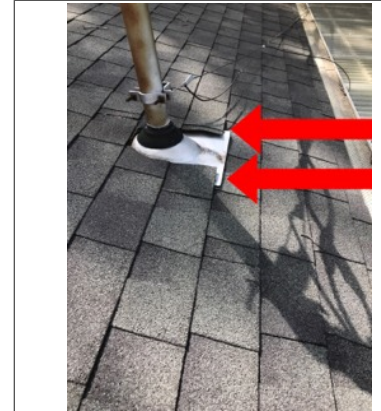
Debris and branches along the roof shingles. Falling tree branches can damage the roof shingles.



Exposed nailheads. Exposed nailheads are potential leak points.



Biological growth along the roof. Biological growth has the potential to hold water, thus creating potential leak points.



Lifted shingles. Lifted shingles are prone to wind damage and are potential leak points.

# Exterior

## Chimney/Fireplace

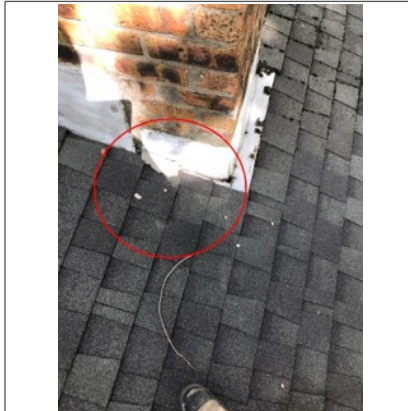
- Condition**  Satisfactory  Marginal  **Poor**  Deterioration  Loose brick  Rust/corrosion  
 Rain cap/spark arrestor missing  Holes  Cracks  Loose mortar joints  
 Cracked/shifted clay tiles  Needs cleaning/serviced  Subpar/improper flashing  
 Unconventional/excessive use of sealant  Inadequate hearth  Top plate improperly sloped  
 Holding water  Inoperable  Recommend chimney professional evaluate  Safety hazard

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

### Photos



Deterioration along the brick and mortar.



Sections of the chimney brick and mortar laying along the roof shingles.



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



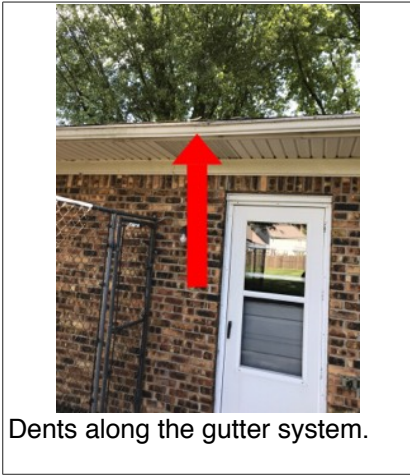
Gaps along the flashing. Gaps are potential leak points.

## Gutters

- Condition**  Satisfactory  **Marginal**  Poor  Rust  Downspout(s) needed  Need to be cleaned  
 Leaking  Loose/detached  Loose gutter spikes  Downspout elbow(s) needed  
 No gutter extensions  Gutter system missing/partially missing  Dents/damage  Discoloration  
 Clogged  Recommend general contractor evaluate



**Photos**



Dents along the gutter system.



Discoloration 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
- Wood rot
- Recommend general contractor evaluate

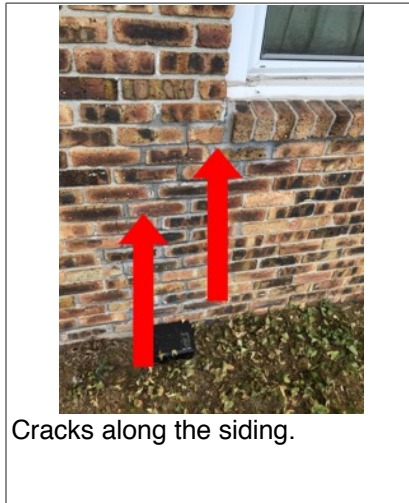
**Comments**

Cracks and holes in siding, loose/detached siding, gaps in siding and missing siding have the potential to allow water/moisture, insects, bats, mice, wood destroying insects, pests, and rodents into the framing of a house. The intrusion of water/moisture, insects, bats, mice, wood destroying insects, pests, and rodents has the potential to cause damage to a house, such as wood rot, mold, property damage and structural damage.

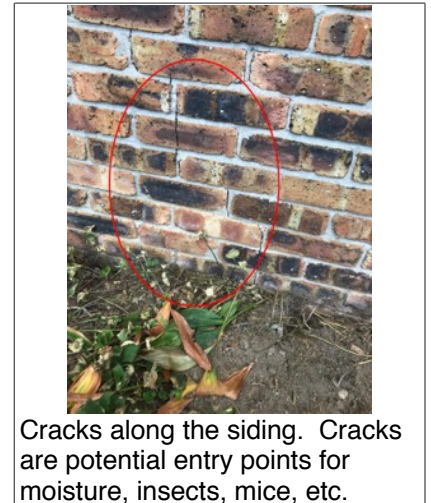
**Photos**



Pest control.



Cracks along the siding.



Cracks along the siding. Cracks are potential entry points for moisture, insects, mice, etc.



Cracks along the siding.



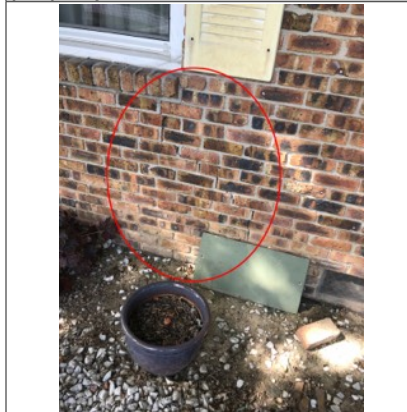
Birds nest. Birds can cause property damage if they are not properly controlled.



Cracks along the siding.



Cracks along the siding.



Cracks along the siding.



Cracks along the siding.

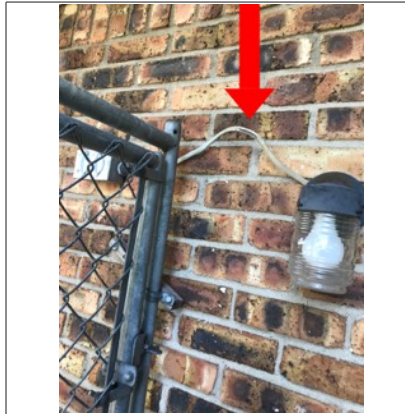
**Exterior Electrical/Receptacles/Lights**

- Satisfactory  Marginal  **Poor**  GFCI protected
- Inoperable receptacles  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

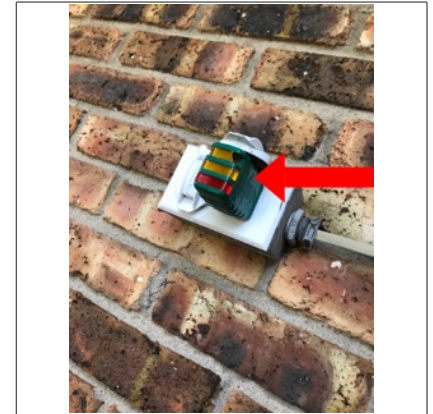
**Photos**



I was unable to get my receptacle tester in the receptacle. There is debris along the receptacle and debris within the receptacle. The debris is restricting the ability to plug something into the receptacle.



Exposed wires along the exterior. Exterior wires should be wrapped in conduit.



Inoperable receptacle.



The exterior receptacle is missing a weather protection cover.

**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: Lennox  
 Approximate Age: The approximate manufactured date of the condenser is 2019.  
 Satisfactory  Marginal  Poor  Needs cleaning/serviced  Aged  Not level  Inoperable  
 Insulation missing/deteriorated  No current service record  Service recommended  
 Improper drainage from condensation line  See crawl space section  
 Recommend licensed HVAC technician evaluate

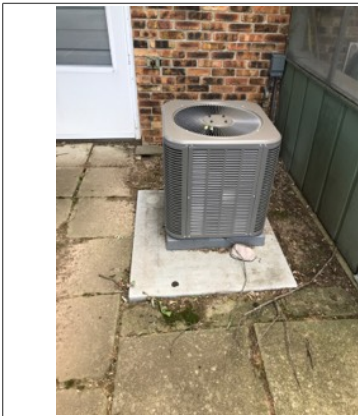
**Refrigerant Type**  R22  R410a

**Evaporator Coil**  Sealed  Not visible

**Comments** The temperature drop for the air conditioning was approximately 9 degrees.

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

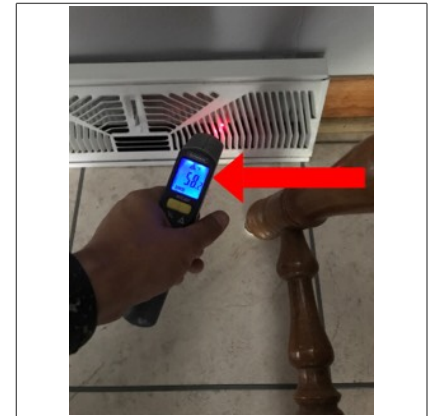
## Photos



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 58 degrees Fahrenheit.



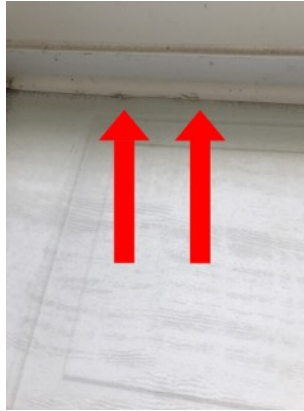
The photo identifies the temperature of the return air while the air conditioner was in operation. The approximate temperature of the return air was 67 degrees Fahrenheit.

# Garage

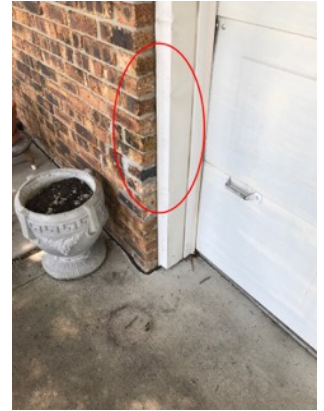
## Garage Photos



Dents along the overhead garage door.



Torn weatherstrip.



Dents along the flashing.



The header unconventionally sags in the middle.



Unconventionally large gap between the panels compared to the other panel sections that meet.



Improper door that separates the interior of the house from the garage. The door is a hollow door and is not properly fire rated. The hollow door is a potential safety hazard.



Pest control.



The receptacles are non GFCI protected.



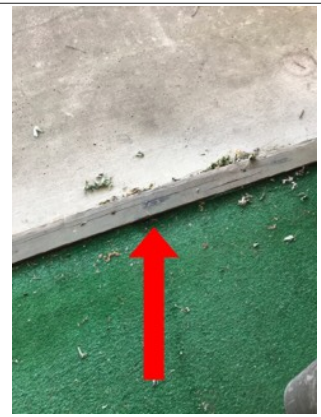
Cracks along the ceiling.



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



Uneven surfaces along the floor.



Unconventional piece of wood along the floor. This is a potential trip hazard.



Mold like substance along the window. An active or intermittent water source can cause mold growth.



Cracks along the walls.



Uneven surfaces along the floor.



Damage along the ceiling.

# Garage

## Overhead Door(s)

**Condition**  Satisfactory  Marginal  Poor  Inoperable  Weatherstrip missing/damaged  Deterioration  
 Flaking/peeling  Broken/defective spring/cables  Dents  Damage  Noisy  Aged  
**Automatic Opener**  Operable  Inoperable  Noisy  Defective  None  
**Safety Reverse**  Operable  Inoperable  Photo eye sensors too high  Not present  Safety hazard

## Windows

**Condition**  Satisfactory  Marginal  Poor  Not tested  Missing/torn/displaced 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  Wood rot  Condensation

## Floor/Slab

**Condition**  Satisfactory  Marginal  Poor  Cracks  Deterioration  Uneven surfaces  
 Signs of moisture intrusion  Trip hazard

## Walls/Ceiling

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

## Doors

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

## Electrical/Receptacles/Lights

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

# Kitchen

## Kitchen Photos



Kitchen.



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



Mice/rodent droppings.



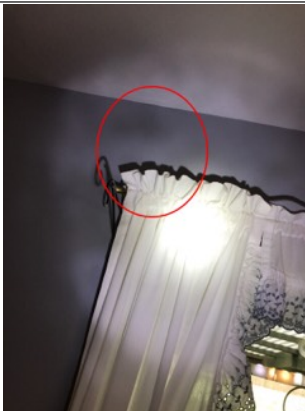
Insect control.



The receptacles are non GFCI protected.



Cracks along the wall.



Cracks along the walls.

## Cabinets/Countertops

- Condition  Satisfactory  Marginal  Poor  Loose/detached  Discoloration  Flaking/peeling  
 Delaminated  Mold like substance  Signs of previous water damage under sink  Gaps/holes



# Kitchen

## 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  Mold like substance

## Floor

**Condition**  Satisfactory  Marginal  Poor  Slopes  Squeaks  Cracks  Sags/spongy  Gaps/holes  
 Uneven surfaces  Loose/torn carpet  Trip hazard

## Windows

**Condition**  Satisfactory  Marginal  Poor  Inoperable  Missing/torn/displaced 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  Wood rot  
 Condensation

## Ceiling Fan

**Condition**  Satisfactory  Marginal  Poor  Noisy  Shakes during operation  Inoperable  
 Inoperable light(s)

## Miscellaneous

**Exhaust Fan**  Operable  Inoperable  Noisy  None  
**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  Loose/missing/cracked  Inoperable lights  Exposed wires  
 Safety hazard  
**Refrigerator**  Operable  Inoperable  Inoperable water/ice dispenser  Aged  
**Range/Stove**  Operable  Inoperable  Uneven flames  Inoperable burners  Aged

# Laundry

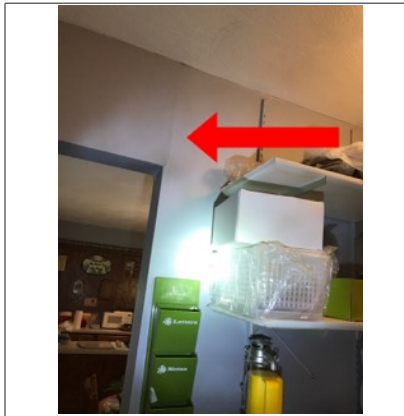
**Laundry**

- Dryer Vented**  Wall  Ceiling  Floor  Not vented  Holes in ductwork  
 Unconventional bends in dryer ductwork  Recommend cleaning ductwork  Sags/improperly sloped  
 Safety hazard
- Receptacles/Lights**  Satisfactory  Marginal  Poor  Inoperable  Reverse polarity  Open ground/neutral  
 Loose/missing/cracked  Inoperable lights  Non GFCI protected  Exposed wires  
 Safety hazard
- Washer Hook-Up Lines/Valves**  Satisfactory  Marginal  Poor  Leaks  Rust/Corrosion  
 Broken/damaged/missing hardware  Limited visibility  No visibility
- Washing Machine**  Operable  Inoperable  Aged
- Dryer**  Operable  Inoperable  Aged
- Doors**  Satisfactory  Marginal  Poor  Broken/missing/loose hardware  Door latch defective  
 Difficult to open/close  Door/lock out of alignment  Dents/holes  Drags the carpet/floor  
 Wood rot  Torn/missing weatherstrip  Defects with storm/screen door
- Walls/Ceiling**  Satisfactory  Marginal  Poor  Cracks  Damage  Discoloration  Holes  
 Flaking/peeling  Signs of previous repairs  Signs of water intrusion
- Floor**  Satisfactory  Marginal  Poor  Slopes  Squeaks  Cracks  Sags/spongy  Gaps/holes  
 Uneven surfaces  Loose/torn carpet  Trip hazard
- Heating Source**  Yes  No

**Photos**



Laundry.



Cracks along the wall.



Cracks along the wall.

# 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

**Toilet**  Abnormal water pressure  Loose sink/vanity  Hot and cold reversed  Rust/corrosion  
 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/dents

**Windows**  Satisfactory  Marginal  Poor  Inoperable  Missing/torn/displaced 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  Wood rot  Condensation  Safety hazard

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

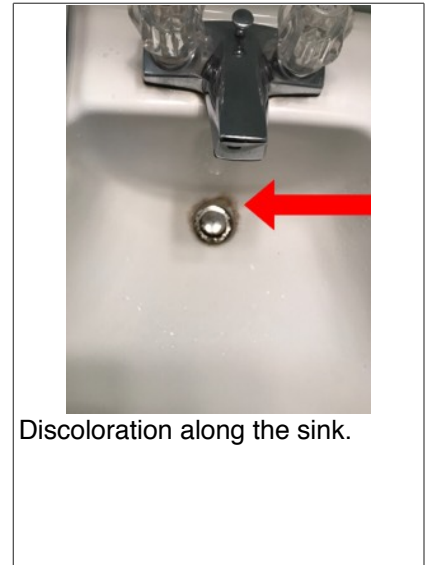
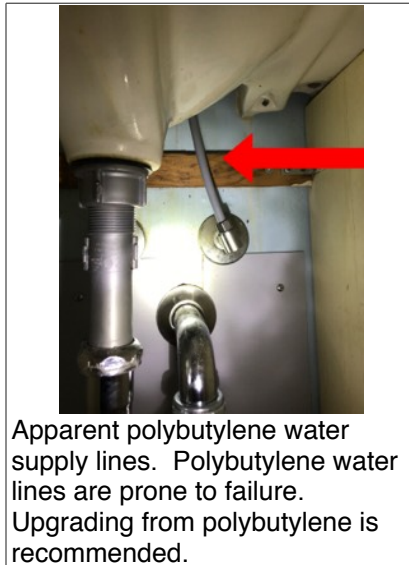
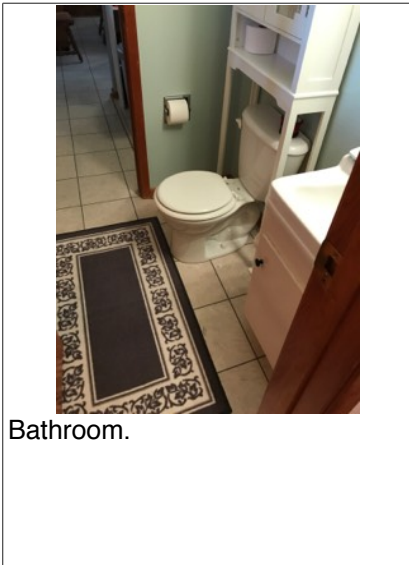
**Floor**  Satisfactory  Marginal  Poor  Slopes  Squeaks  Cracks  Sags/spongy  Gaps/holes  
 Uneven surfaces  Loose/torn carpet  Trip hazard

**Receptacles/Lights**  Satisfactory  Marginal  Poor  GFCI protected  Inoperable  Reverse polarity  
 Open ground/neutral  Non GFCI  GFCI inoperable  2 prong  Cracked/broken  
 Loose/missing/cracked  Inoperable lights  Double GFCI protected  
 No apparent receptacles  Exposed wires  Safety hazard

**Exhaust Fan**  Operable  Inoperable  Noisy  Missing/cracked cover  None

**Heating Source**  Yes  No

**Photos**





The door does not latch properly.



The faucet has a slow drip.



Cracks along the walls.



There are no apparent receptacles in the bathroom.



The toilet is loose. The toilet rocks from side to side. A properly installed toilet should be fully anchored to the floor and have no movement.

# Bathroom 2

**Bath**

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

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

**Toilet**  Satisfactory  Marginal  Poor  Inoperable  Loose bowl/tank  Bowl/tank leaks  Continuously calls for water  Cracks/chips  Rust/corrosion  Seat/lid loose  Discoloration  Defective valves/flapper/internal components  Crooked  Not level

**Doors**  Satisfactory  Marginal  Poor  Broken/missing hardware  Door latch defective  Difficult to open/close  Door/lock out of alignment  Drags the carpet/floor  Damaged/holes/dents

**Walls/Ceiling**  Satisfactory  Marginal  Poor  Cracks  Damage  Discoloration  Holes  Flaking/peeling  Moisture detected

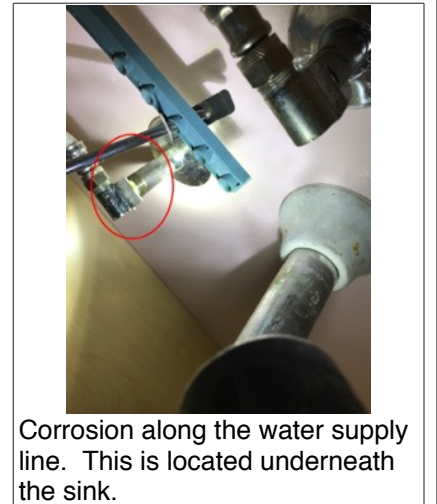
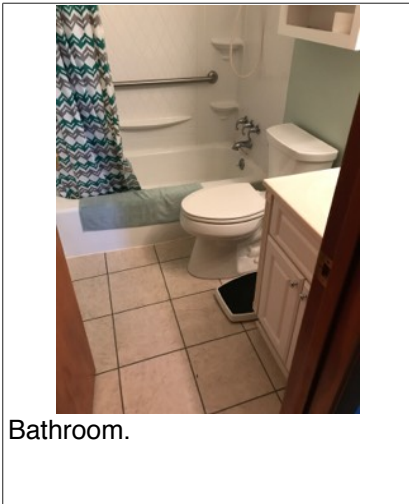
**Floor**  Satisfactory  Marginal  Poor  Slopes  Squeaks  Cracks  Sags/spongy  Gaps/holes  Uneven surfaces  Loose/torn carpet  Trip hazard

**Receptacles/Lights**  Satisfactory  Marginal  Poor  GFCI protected  Inoperable  Reverse polarity  Open ground/neutral  Non GFCI  GFCI inoperable  2 prong  Cracked/broken  Loose/missing/cracked  Inoperable lights  Double GFCI protected  No apparent receptacles  Exposed wires  Safety hazard

**Exhaust Fan**  Operable  Inoperable  Noisy  Missing/cracked cover  None

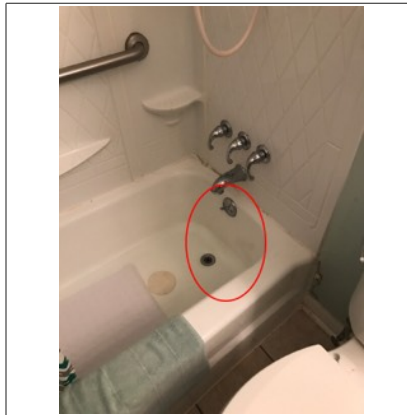
**Heating Source**  Yes  No

**Photos**





Damage along the wall and moisture detected. An active or intermittent water source can cause mold growth and structural damage, such as wood rot.



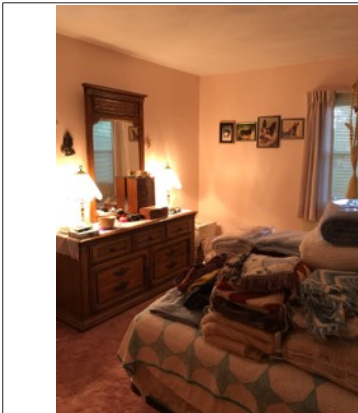
The drain stopper is inoperable.

# Bedroom 1

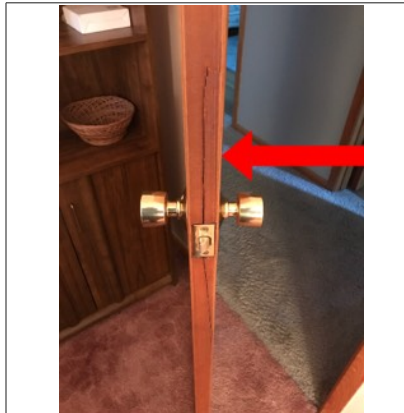
**Bedroom**

- 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/spongy  Gaps/holes  
 Uneven surfaces  Cracks  Loose/tear carpet  Trip hazard
- Doors**  Satisfactory  Marginal  Poor  Broken/missing/loose hardware  Door latch defective  
 Difficult to open/close  Door/lock out of alignment  Missing  Low clearance  
 Damaged/holes/dents  Drags the carpet/floor  Safety hazard
- Windows**  Satisfactory  Marginal  Poor  Inoperable  Missing/tear/displaced 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/defective window sash  Wood rot  
 Condensation
- Switches/Receptacles/Lights**  Satisfactory  Marginal  Poor  Reverse polarity  Open ground/neutral  
 Inoperable switch(es)  Inoperable receptacle(s)  2 prong  Cracked/broken  
 Loose/missing/cracked  Inoperable lights  Exposed wires  Safety hazard
- Heating Source**  Yes  No

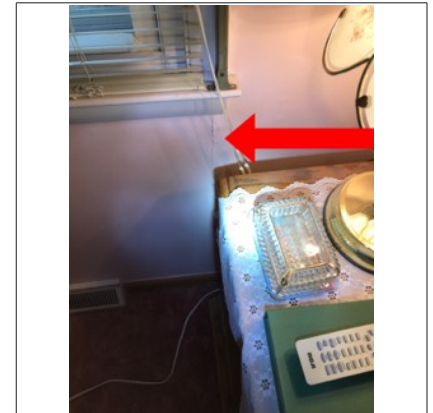
**Photos**



Bathroom.



The door is split.



Cracks along the walls.



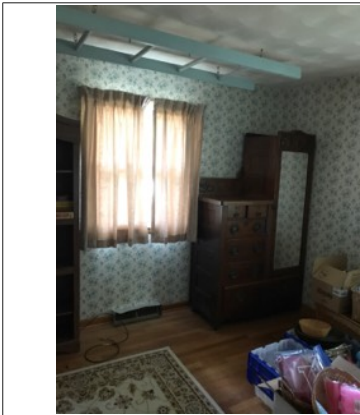
Discoloration/mold like substance along the wall. An active or intermittent water source can cause mold growth.

# 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/spongy  Gaps/holes  
 Uneven surfaces  Cracks  Loose/torn carpet  Trip hazard
- Doors**  Satisfactory  Marginal  Poor  Broken/missing/loose hardware  Door latch defective  
 Difficult to open/close  Door/lock out of alignment  Missing  Low clearance  
 Damaged/holes/dents  Drags the carpet/floor  Safety hazard
- Windows**  Satisfactory  Marginal  Poor  Inoperable  Missing/tear/displaced 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/defective window sash  Wood rot  
 Condensation
- Switches/Receptacles/Lights**  Satisfactory  Marginal  Poor  Reverse polarity  Open ground/neutral  
 Inoperable switch(es)  Inoperable receptacle(s)  2 prong  Cracked/broken  
 Loose/missing/cracked  Inoperable lights  Exposed wires  Safety hazard
- Heating Source**  Yes  No

**Photos**



Bedroom.



Open ground receptacles.



Open ground receptacles.

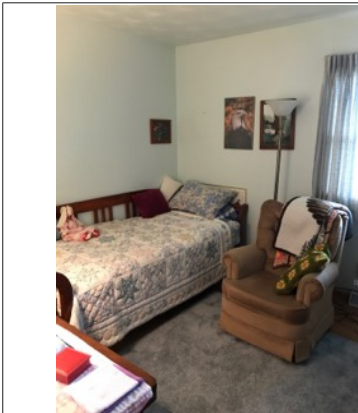


# Bedroom 3

**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/spongy  Gaps/holes  
 Uneven surfaces  Cracks  Loose/tear carpet  Trip hazard
- Doors**  Satisfactory  Marginal  Poor  Broken/missing/loose hardware  Door latch defective  
 Difficult to open/close  Door/lock out of alignment  Missing  Low clearance  
 Damaged/holes/dents  Drags the carpet/floor  Safety hazard
- Windows**  Satisfactory  Marginal  Poor  Inoperable  Missing/tear/displaced 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/defective window sash  Wood rot  
 Condensation
- Switches/Receptacles/Lights**  Satisfactory  Marginal  Poor  Reverse polarity  Open ground/neutral  
 Inoperable switch(es)  Inoperable receptacle(s)  2 prong  Cracked/broken  
 Loose/missing/cracked  Inoperable lights  Exposed wires  Safety hazard
- Heating Source**  Yes  No

**Photos**



Bedroom.



The door does not latch properly.



Open ground receptacles.



Cracks along the walls.

# Interior

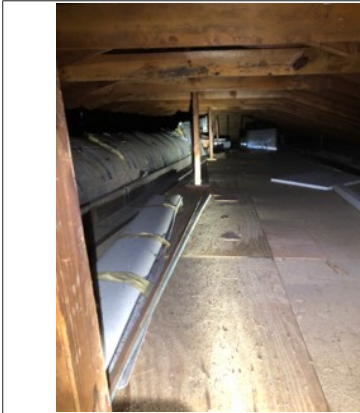
## Smoke/Carbon Monoxide Detectors

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

## Attic/Structure/Framing/Insulation

- Attic**  No access  Restricted access  
 Access limited by:  
 Some portions of the attic had limited access due to the lack of floor decking.
- Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Vermiculite  Rockwool  
 Depth: Appx. 6+ inches  Damaged  Displaced  Missing  Compressed  Damp/Wet  
 Signs of rodent droppings  Signs of nesting  Signs of rodent tracks  Debris  None  
 Recommend adding insulation  Recommend exterminator further evaluate
- Ventilation**  Ventilation appears adequate  Ventilation appears inadequate  Crystallized sap  Sap  
 Inadequate ventilation can create moisture problems
- Fans Exhausted to**  Attic  Exhaust vents observed on exterior  No exterior bathroom exhaust vents observed  
 Not vented 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  Signs of previous fire damage  
 Recommend structural engineer evaluate

**Photos**



General photo of the attic.



Signs of previous water intrusion along the sheathing and mold like substance. An active or intermittent water source can cause mold growth and wood rot. This is adjacent to the chimney.



Signs of previous water intrusion along the sheathing and mold like substance. An active or intermittent water source can cause mold growth and wood rot. This is adjacent to the chimney.



Apparent added support columns that go along the ridge line.



There is a whole house fan in the attic.



Several areas along the sheathing have been replaced.



Some areas along the sheathing are delaminated.



Some nails along the sheathing are rusty. This is an indication that the nails have been exposed to moisture and/high levels of humidity. Inadequate ventilation and insulation can cause condensation to form on the nails. An active or intermittent water source can cause mold growth and structural damage, such as wood rot.



The whole house attic fan is operable.

# Crawl Space

## General

**Crawl Space**  No access  Restricted access

**Comments** Some areas of the crawl space had limited/restricted visibility due to plumbing, HVAC ductwork and insulation.

## Photos



Pest control in the crawl space.



Efflorescence and signs of water intrusion within the crawl space.



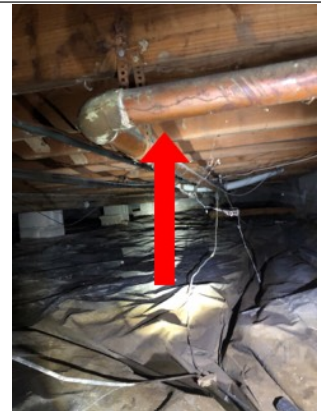
Cracks and deterioration along the foundation walls.



The condensation line from the air conditioning/furnace is discharging on the floor. This is considered amateur craftsmanship. An active or intermittent water source can cause mold growth.



Aged/corroded cast iron drain pipes within the crawl space. Water was observed underneath the pipe. The cast iron drain pipes are at the end of their lifespan and should be replaced.



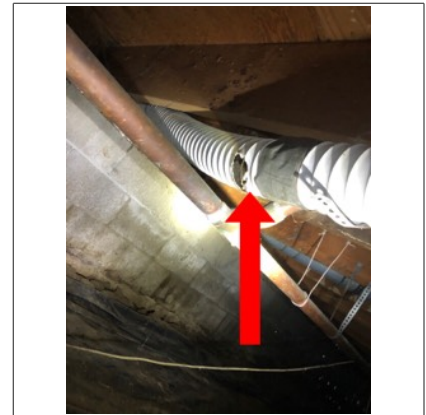
Aged copper drain/waste pipes. Copper pipes make good water supply lines, however, they are not as effective for drain/waste pipes due to some cleaning chemicals and house hold products are acidic which causes them to corrode. Also, urine is acidic which can also cause copper pipes to corrode.



There is no insulation within the crawl space.



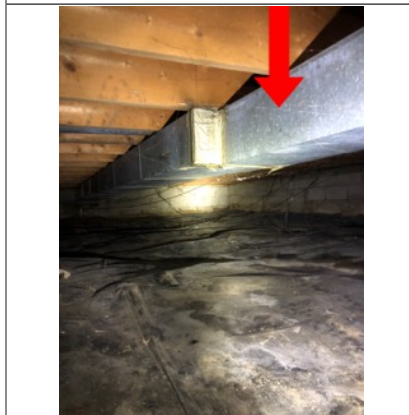
Efflorescence and signs of previous water intrusion.



Hole along the dryer ductwork. This is a potential safety hazard.



Areas of standing water within the crawl space. An active or intermittent water source can cause mold growth.



The HVAC ductwork lacks insulation. The lack of insulation can cause condensation to form along the ductwork. An active or intermittent water source can cause mold growth. An active or intermittent water source can cause the ductwork to rust/corrode.

**Foundation/Floor**

- Condition**  Satisfactory  Marginal  Poor  Monitor  Cracks  Movement  
 Signs of moisture/dampness  Efflorescence  Standing water  Signs of previous repairs  
 Signs of water intrusion  Recommend structural engineer evaluate
- Material**  Brick  Concrete block  Stone  Poured concrete

**Ventilation**

- Type**  Wall vents  Power vents  None apparent  
**Condition**  Additional ventilation recommended  Ventilation appears adequate

**Beams/Subfloor/Joists/Columns**

- Condition**  Satisfactory  Marginal  Poor  Partially visible  Unconventional alterations/cuts

# Crawl Space

## Beams/Subfloor/Joists/Columns cont.

**Condition cont.**  Deterioration  Discoloration  Wood destroying insect damage  Mold like substance  
 Rust/corrosion  Recommend structural engineer evaluate

## Insulation/Vapor Barrier

**Condition**  Satisfactory  Marginal  Poor  Displaced/missing  Wet/damp  Improperly installed  
 None  Torn/damaged  Recommend general contractor evaluate

## 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. An active or intermittent water source, such as a leaking plumbing pipe, water intrusion from the exterior, or high levels of humidity, can cause mold growth. Mold eats the material it grows on. Mold has the potential to cause property damage, such as wood rot or structural 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  Unable to locate  
 Check with owner or plumber for location
- 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  Accordion drain pipes  
 Negative sloped drain pipes  Aged pipes  
 Polybutylene plastic  Please review entire report  
 Recommend licensed plumber evaluate  Partially visible
- 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  Uncapped fuel line  
 Safety hazard

## Photos



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 115 degrees Fahrenheit.



Main water shut off valve.

## Main Fuel Shut-Off Location

- Location**  Exterior

## Photos



Main fuel shut off valve.

# Plumbing

## Water Heater

### General

Brand: Bradford White

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

### Type

Gas  Electric  Oil  LP

### Condition

Satisfactory  **Marginal**  Poor  No drip leg/sediment trap  Defects with flue  
 Negative sloped flue  Rust/corrosion  Holes in flue  Aged  Leaks  Backdrafting  
 Defects with T & P valve extension  PEX within 18 inches of water heater  Noisy  
 Recommend licensed plumber evaluate  **Safety hazard**

### Photos



Water heater.



Water heater data plate.



Improper installation of the flue. The flue should not have any bends or connections within the first 12 inches from the outlet of the draft hood. The improper installation of the flue is a potential safety hazard and can cause backdrafting. This could release carbon monoxide into the garage and/or house.



Rust/corrosion along the water heater.



# Heating System

## Heating System

**Unit** Brand: Lennox  
 Approximate Age: The approximate manufactured date of the furnace is 2019.  
 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  Improper drainage from condensation line  See crawl space section  
 Recommend licensed HVAC technician evaluate  
**Energy Source**  Gas  LP  Oil  Electric  Geothermal  
**Heat Exchanger**  Sealed  Not visible  
**Comments** The temperature rise for the furnace was approximately 24 degrees Fahrenheit.

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

## Photos



Furnace.



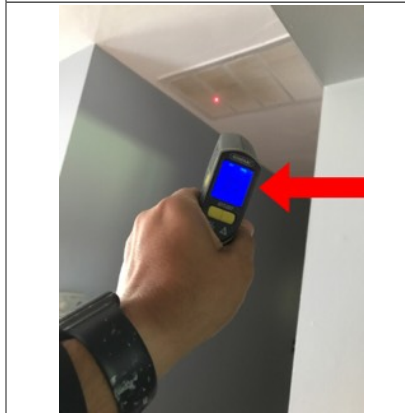
Rust/corrosion along the ductwork.



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 105 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 81 degrees Fahrenheit.

## Whole House Humidifier

**System Condition**  Satisfactory  Marginal  Poor  Inoperable  Rust/corrosion  
 Leaks/signs of previous leaks  Aged  Recommend service

**Photos**



The whole house humidifier is operable.

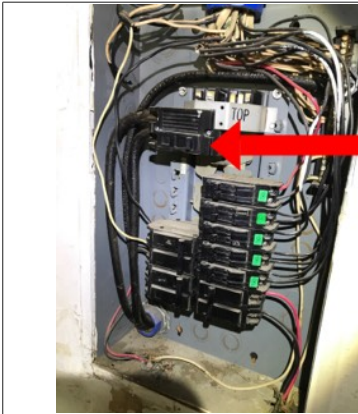
# Electrical

## Electrical/Panels

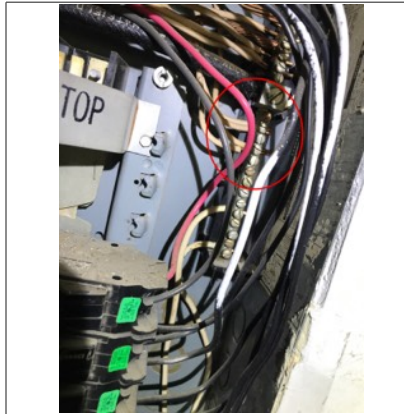
- Location of Panels/Subpanels**  Basement  Garage  Interior  Exterior  
**Amperage/Voltage**  Unknown  60a  100a  125a  150a  200a  120v/240v  
**Branch Wire**  Copper  Aluminum  Not visible  
**Condition of Electrical/Panel**  Satisfactory  Marginal  Poor  Double tap(s)  
 Panel/breaker manufacturer mismatch  Improper wire gauge/oversized breakers  
 Loose/unused wire(s)  Rust/corrosion  Unused knockouts  Sharp-end screws  
 Inadequate clearance to panel  Noisy  Ground/neutral busbars not separate  
 Aged  Loose/displaced circuit breakers  Unconventional wiring  Debris  
 Deterioration along conduit  Recommend licensed electrician evaluate  
 Safety hazard

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

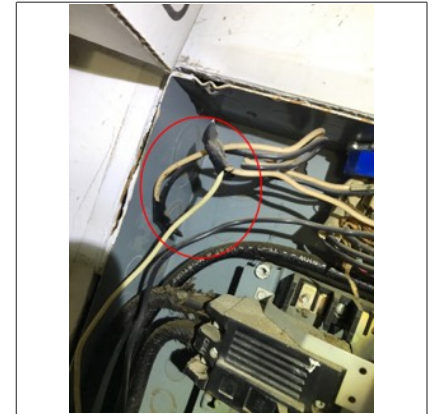
### Photos



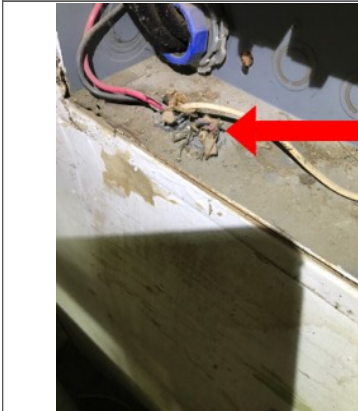
Main circuit breaker.



Double tapped neutrals. Neutral wires should not share a terminal with any other wires, including ground wires.



Un conventionally spliced wires. The wires appear to be held together with electrical tape.



Loose/unused wires.



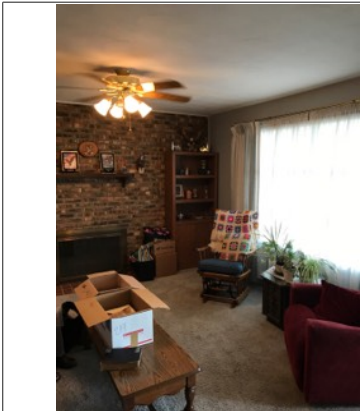
According to the wire diagram on the panel, there are tandem "twin" circuit breakers located in improper areas along the busbar. This is a potential safety hazard.

# Living Room

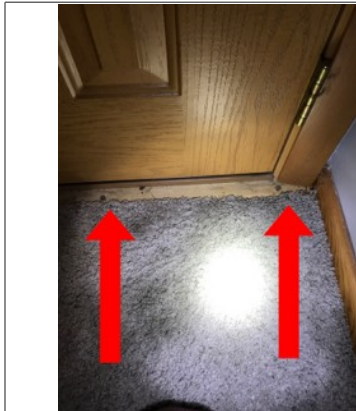
**Room**

- Walls/Ceiling**  Satisfactory  Marginal  Poor  Cracks  Damage  Discoloration  Holes  
 Flaking/peeling  Signs of previous repairs
- Floor**  Satisfactory  Marginal  Poor  Slopes  Squeaks  Sags/spongy  Gaps/holes  
 Uneven surfaces  Loose/torn carpet  Trip hazard
- Ceiling Fan**  Satisfactory  Marginal  Poor  Noisy  Shakes during operation  Inoperable  
 Inoperable light(s)  Low clearance  Safety hazard
- Switches/Receptacles/Lights**  Satisfactory  Marginal  Poor  Reverse polarity  Open ground(s)  
 Inoperable switch(es)  Inoperable receptacle(s)  2 prong  Cracked/broken  
 Loose/missing/cracked  Inoperable lights  Exposed wires  Safety hazard
- Doors**  Satisfactory  Marginal  Poor  Broken/missing/loose hardware  Door latch defective  
 Difficult to open/close  Flaking/peeling  Door/lock out of alignment  
 Defects with storm/screen door  Double-keyed lock  Damaged/dents  Drags the carpet/floor  
 Wood rot  Amateur craftsmanship  Safety hazard
- Windows**  Satisfactory  Marginal  Poor  Inoperable  Missing/torn/displaced 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  Wood rot  
 Condensation
- Heating Source**  Yes  No

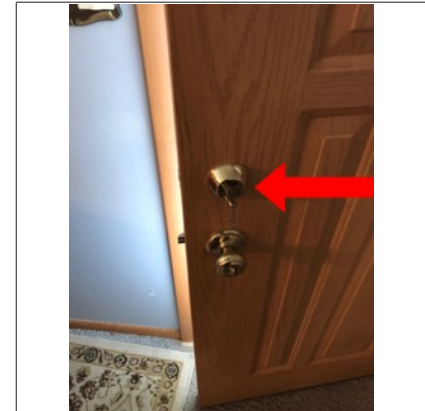
**Photos**



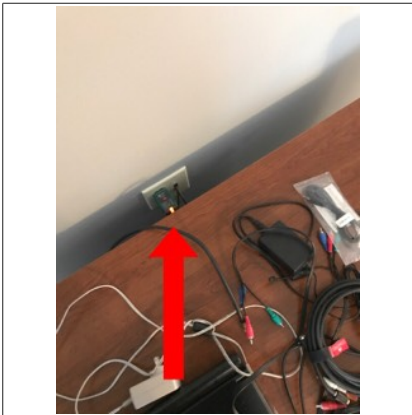
Living room.



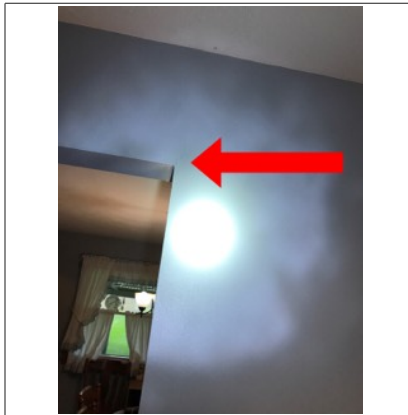
Raised screws along the threshold. This is considered amateur craftsmanship.



Double-keyed deadbolt on the exterior door. Double-keyed deadbolts are potential safety hazards because they restrict egress. Having time to find a key to a deadbolt lock and inserting the key into the keyhole for unlocking is not always possible during an emergency, such as a fire. The rear entry door also has a double-keyed deadbolt.



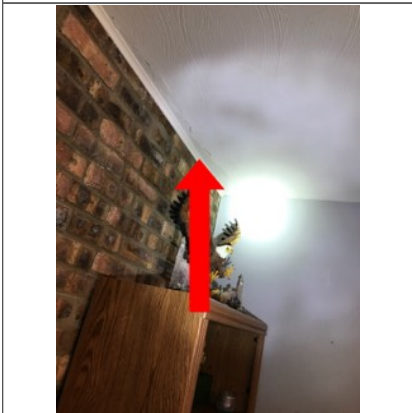
Open ground receptacles.



Cracks along the walls.



Cracks along the ceiling.



Cracks along the ceiling.