

Home Inspection Report



1007 W. Euclid Ave., Marion, IN 46952

Inspection Date:

Monday, September 27, 2021

Prepared For:

P Greg Moon

Prepared By:

FamilyGuard

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Report Number:

09272021-02

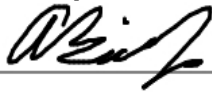
Inspector:

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

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

75 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

Mold like substance in the attic (Page 28).
The furnace short cycles (Page 35).

Grounds

Driveway

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

Photos



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



Crack along the steps.



Damaged stones.



The steps are sloped. Also, the riser to the door is unconventionally high.

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

Hose Bibs

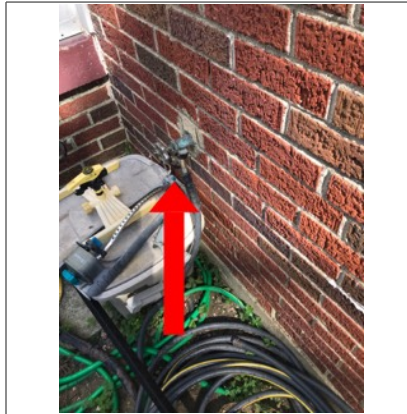
- Condition** Satisfactory Marginal Poor No anti-siphon/frost free valve Leaks Inoperable
 Loose/detached Missing handle Damaged Not tested

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.



The hose bib leaks during operation.

Roof

Roof

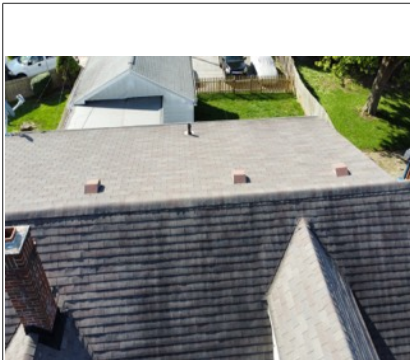
Visibility/Accessibility All Limited visibility/accessibility Debris/tree branches along the roof
 Snow/ice along the roof Inclement weather Steep pitch roof

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

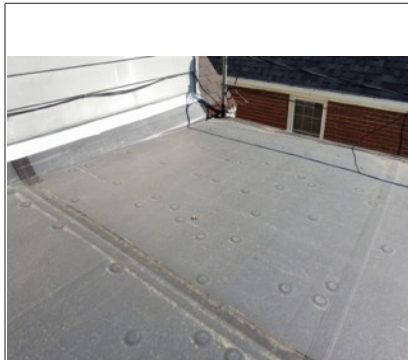
Approximate Age 1-5+ years 5-10+ years 10-15+ years 15-20+ years 20+ years

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 asphalt shingles.



General photo of the rubber roof.



The flashing is not properly tucked underneath the shingles. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage. The flashing should also be tucked underneath the middle layer of shingles that is identified by the circle in the photo.



Exposed nailheads. Exposed nailheads are potential leak points.



Dish mounted to the roof. While mounting a dish to a roof is a common practice, it is not a recommended practice due to the anchor bolts that penetrate the roof shingles, underlayment and sheathing thus creating a potential leak point.



Lifted roof shingles. Lifted shingles are prone to wind damage and are leak points as water can get underneath them.

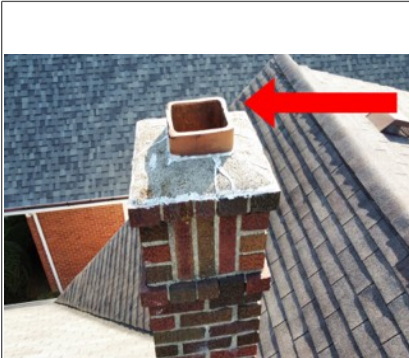
Exterior

Chimney/Fireplace

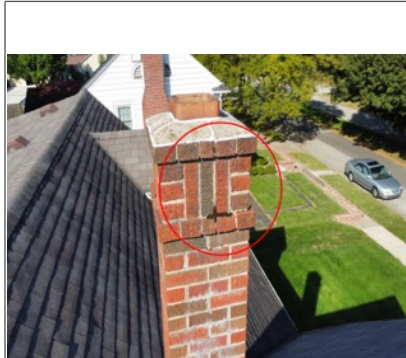
- Condition** Satisfactory Marginal Poor Deterioration Loose brick Rust/corrosion
 Rain cap/spark arrestor missing Holes Cracks Loose mortar joints
 Cracked/shifted clay tiles Needs cleaning/serviced Subpar/improper flashing
 Unconventional/excessive use of sealant Inadequate hearth Top plate improperly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



The rain cap/spark arrestor is missing.



Deterioration along the mortar and biological growth along the chimney.



Unconventional flashing around the base of the chimney. The flashing is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.



Exposed nailheads and unconventional flashing. Exposed nailheads are potential leak points. The flashing is unconventionally sitting on top of the shingles. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

Gutters

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

Exterior

Gutters cont.

Condition cont. Recommend general contractor evaluate

Photos



Rust/corrosion along the gutter system and dents.

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



Dents along the capping.



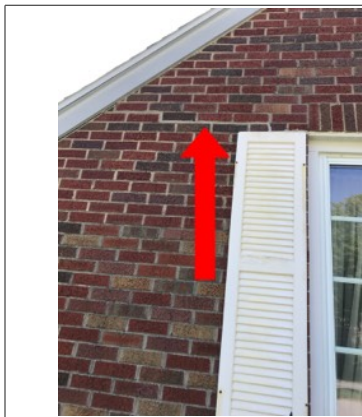
Cracks along the brick siding with signs of amateur repairs. Someone applied some caulk along the brick and mortar.



Cracks along the siding.



Crack along the brick siding.



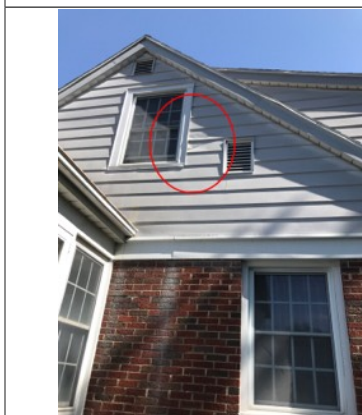
Crack along the brick with signs of previous repairs.



Gap along the siding.



Gap along the siding.



Dents along the siding.

Exterior Electrical/Receptacles/Lights

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



Non GFCI protected receptacles.

Exterior

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: Heil
 Approximate Age: [The approximate manufactured date of the condenser is 2005.](#)
 Satisfactory Marginal Poor Needs cleaning/serviced Aged Not level Inoperable
 Insulation missing/deteriorated No current service record Service recommended
 Dents/damage High supply temperature Recommend licensed HVAC technician evaluate
 Rust/corrosion

Refrigerant Type R22 R410a

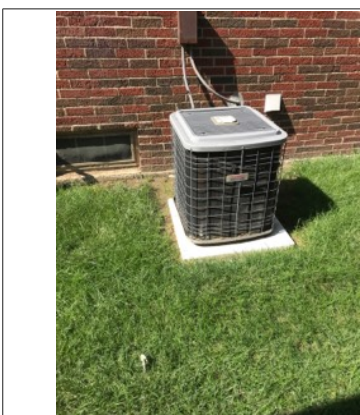
Evaporator Coil Sealed Not visible

Comments [The temperature drop for the air conditioning was approximately 16 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 \[www.epa.gov\]\(http://www.epa.gov\) 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 48 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 64 degrees Fahrenheit.

Garage

Garage Photos



The door is split.



Cracks along the floor.



Cracks along the walls/ceiling.



Non GFCI protected receptacles.



Cracks along the ceiling.



Rust/corrosion along the overhead garage door.



Crack along the slab.

Overhead Door(s)

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

Floor/Slab

- Condition** Satisfactory Marginal Poor Cracks Deterioration Uneven surfaces

Garage

Floor/Slab cont.

Condition cont. 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 Cracked/split 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 Wood rot 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

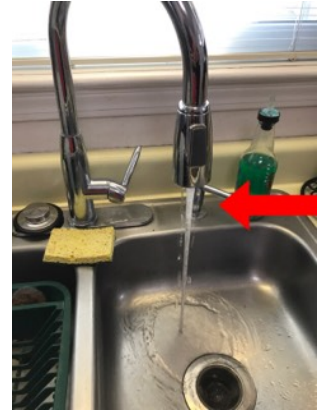
Kitchen Photos



Kitchen.



The ceiling fan is inoperable.



The water pressure is unconventionally low.



S-trap underneath the sink. S-traps no longer meet modern day plumbing standards. S-traps have the potential to siphon and become dry thus creating the potential to allow sewer gases into the house. S-traps also have the potential to make a knocking/gurgling sound when draining.



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



Open ground receptacles. Also, the receptacles are non GFCI protected.



The door latch is inoperable.

Cabinets/Countertops

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

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

Doors

Condition Satisfactory Marginal Poor Broken/missing/loose hardware Door latch defective
 Weatherstrip torn/missing Door/lock out of alignment Damaged/dents Drags the carpet/floor
 Defects with storm/screen door Wood rot Flaking/peeling

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

Kitchen

Miscellaneous cont.

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 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

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 Sags/improperly sloped
 Safety hazard

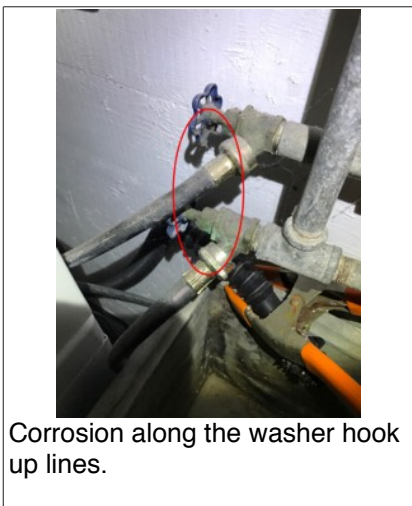
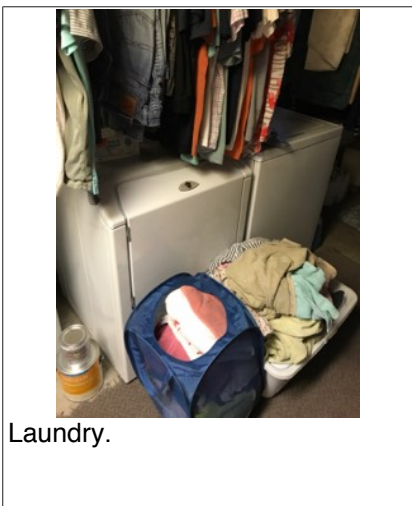
Receptacles/Lights Satisfactory Marginal Poor Inoperable Reverse polarity Open ground/neutral
 Loose/missing/cracked Inoperable lights Non GFCI protected Exposed wires
 Safety hazard

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

Photos



Bathroom 1

Bath

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

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

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

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

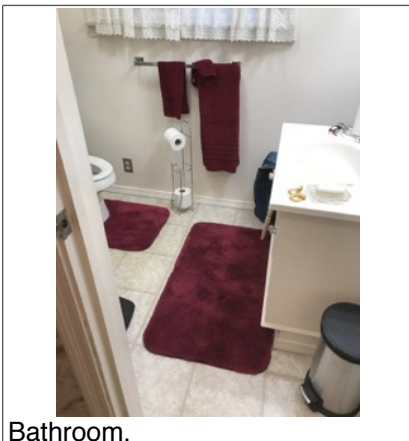
Floor Satisfactory Marginal Poor Slopes Squeaks Cracks Sags/spongy Gaps/holes
 Uneven surfaces Loose/torn carpet Trip hazard

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

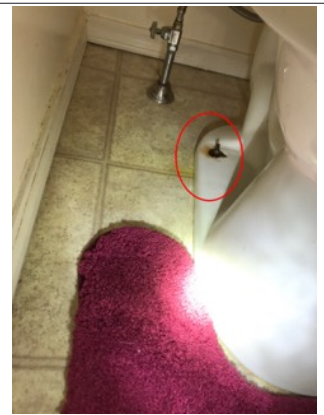




Flexible accordion drain pipe underneath the sink. Flexible accordion drain pipe is intended for temporary use. The problem with accordion drain pipe is the collection of grime, hair, dirt, and other small items that may fall into the drain. The design of the pipes allows for debris to easily collect in the waste line, thus eventually creating poor drainage and clogging. Flexible drain pipe is considered amateur/subpar craftsmanship and does not meet the industry standard.



S-trap underneath the sink. S-traps no longer meet modern day plumbing standards. S-traps have the potential to siphon and become dry thus creating the potential to allow sewer gases into the house. S-traps also have the potential to make a knocking/gurgling sound when draining. There is also corrosion along the drain pipe.



Rust/corrosion along the toilet anchor bolts.

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
 Noisy drain

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

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

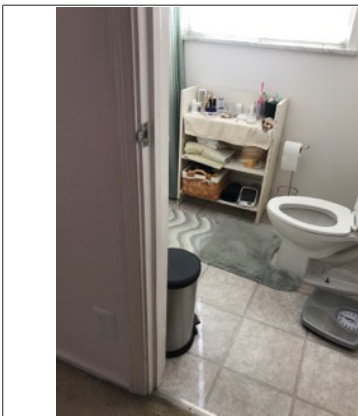
Floor Satisfactory Marginal Poor Slopes Squeaks Cracks Sags/spongy Gaps/holes
 Uneven surfaces Loose/torn carpet Trip hazard

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

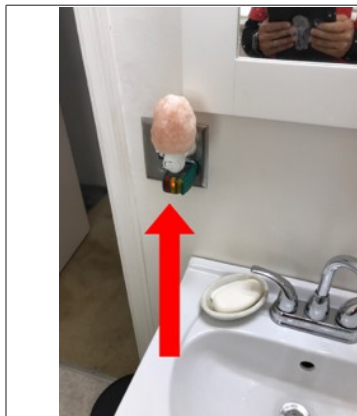
Exhaust Fan Operable Inoperable Noisy Missing/cracked cover None

Heating Source Yes No

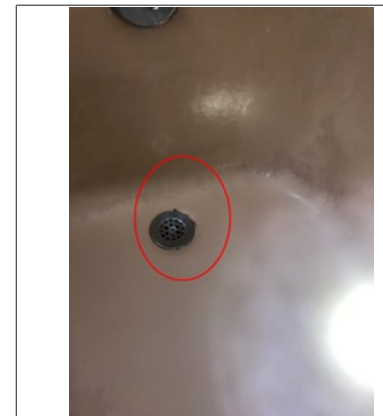
Photos



Bathroom.



Open ground receptacles and the receptacle is non GFCI protected.



Chips along the bathtub.



The drain makes a gurgling sound.



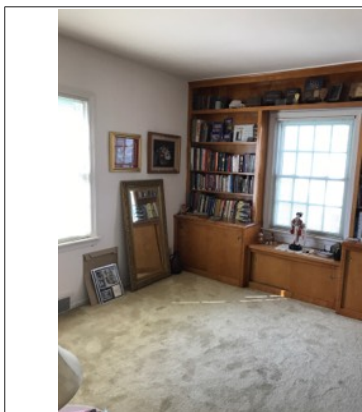
Missing caulk. This is a leak point for water to get behind the wall.

Bedroom 1

Bedroom

- Walls/Ceiling** Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Low clearance Signs of previous repairs Safety hazard
- Floor** Satisfactory Marginal Poor Slopes Squeaks Sags/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

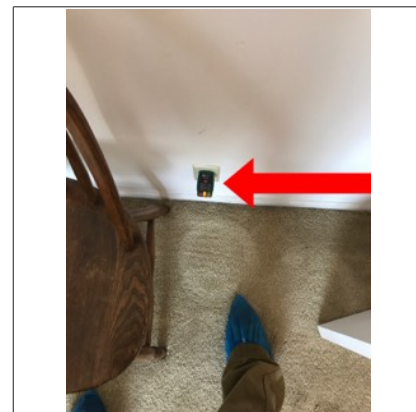
Photos



Bedroom.



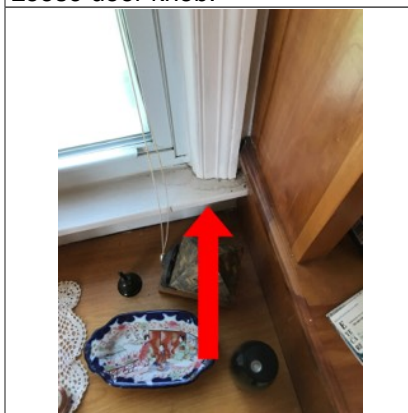
Loose door knob.



Open ground receptacles.



Torn window screen.



Discoloration along the window sill. An active or intermittent water source can cause discoloration, mold and wood rot.



Crack along the wall.

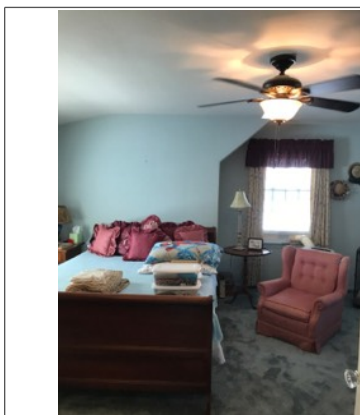


Bedroom 2

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
- Ceiling Fan** Satisfactory Marginal Poor Noisy Shakes during operation Inoperable
 Inoperable light(s) Low clearance Safety 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/torn/displaced screen(s)
 Broken/missing hardware Defective crank Cracked glass Discoloration
 Does not stay open Deterioration Insulated glass seal failure Flaking/peeling 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

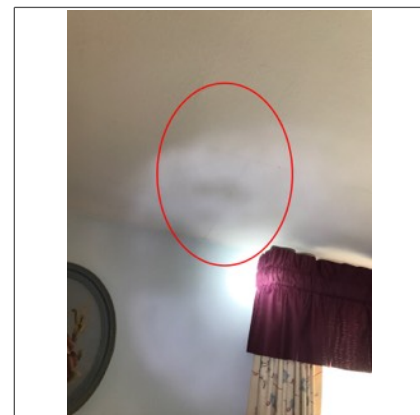
Photos



Bedroom.



Cracks along the wall and flaking/peeling along the window sill.



Cracks along the ceiling.



Crack along the wall.



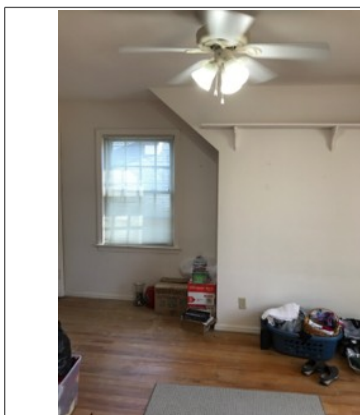
The door does not latch properly.

Bedroom 3

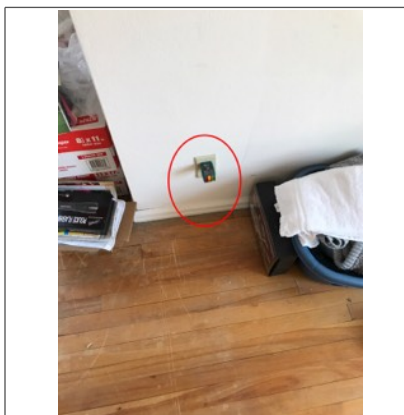
Bedroom

- 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/torn carpet Trip hazard
- Ceiling Fan** Satisfactory Marginal Poor Noisy Shakes during operation Inoperable
 Inoperable light(s) Low clearance Safety 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/torn/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.



The door does not latch properly.



Cracks along the walls/ceiling.

Interior

Stairs

- Condition** Satisfactory Marginal Poor Loose handrail Missing handrail
 Risers/treads uneven/unconventional Low overhead clearance Loose carpet Deterioration
 Improper spacing between railing No 3 way switch Insufficient lighting Safety hazard

Photos



Loose handrail.



Cracking/flaking along the wall.

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
- 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

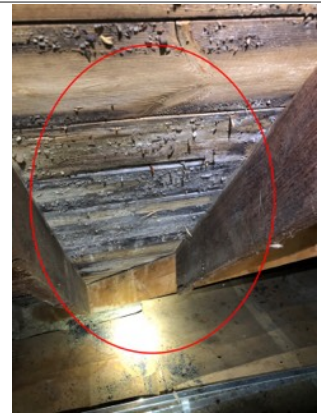
Photos



Unconventional notch along the truss.



Mold like substance along the sheathing. An active or intermittent water source can cause mold growth, discoloration, and wood rot. The mold like substance covers the majority of the attic sheathing.



Mold like substance along the sheathing. An active or intermittent water source can cause mold growth, discoloration, and wood rot.



Delaminated sheathing.



Mice/rodent droppings within the attic.

Basement/Slab

General Photos



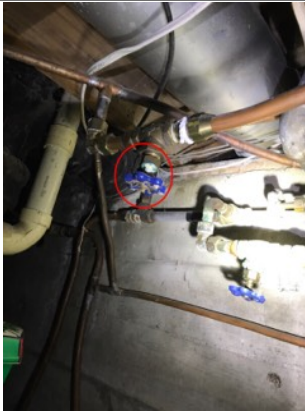
Handle is missing to the door to the basement.



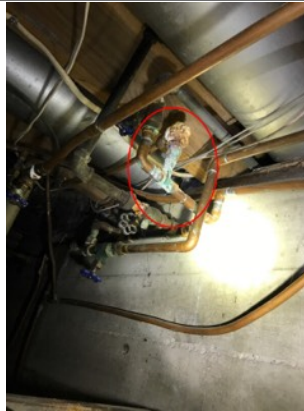
The drain is noisy.



Aged corroded cast iron drain pipes.



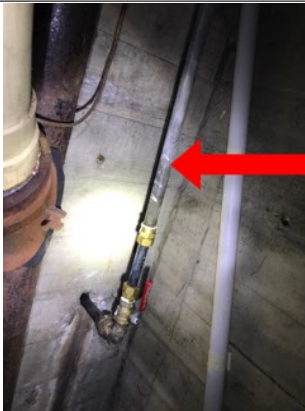
Corrosion along the water supply lines.



Corrosion along the water supply lines.



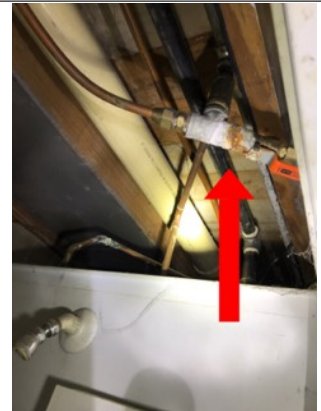
Inoperable shower.



Aged galvanized water supply lines.



Aged/corroded cast iron drain pipes.



Corrosion along the water supply lines.



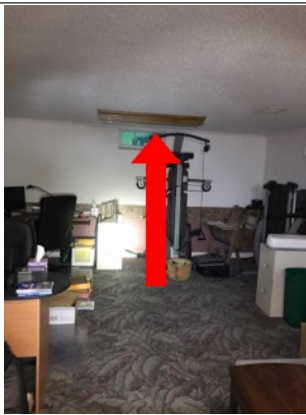
The receptacle has reverse polarity.



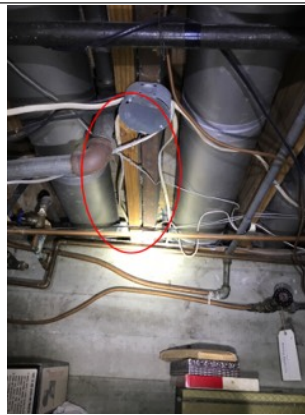
The top of the floor joist is partially missing. This is considered abnormal. Also, there is discoloration along some areas of the subfloor and floor joists. Discoloration can potentially be a mold like substance.



Cracked floor joist.



Inoperable light.



Sistered floor joists. This is an indication of additional supports.



Cracked band joist.



Crack/deterioration/gap along the foundation. Areas such as these should be monitored for signs of additional movement. This area should be filled with an exterior grade adhesive or concrete to prevent the intrusion of mice, insects, rodents, moisture, etc.



Deterioration along the foundation.



Crack along the slab.



Cracks along the foundation.

Stairs

- Condition** Satisfactory Marginal Poor Loose handrail Missing handrail
 Risers/treads uneven/unconventional Low overhead clearance Loose carpet Deterioration
 No 3 way switch Insufficient lighting Safety hazard

Doors

- Condition** Satisfactory Marginal Poor Broken/missing/loose hardware Door latch defective
 Difficult to open/close Door/lock out of alignment Missing Wood rot Damaged/holes/dents

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 Egress restricted Aged
 Window/lock out of alignment Difficult to operate Loose window sash Wood rot
 Condensation

Basement/Slab

Walls/Ceiling

Condition Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Signs of previous repairs Moisture detected/observed
 Signs of previous moisture intrusion

Foundation/Floor

Condition Satisfactory Marginal Poor Limited visibility Fixed covered walls Cracks/gaps
 Signs of movement Moisture/dampness Monitor Mold like substance Efflorescence
 Uneven surfaces Trip hazard Signs of water intrusion Signs of previous repairs
 Recommend structural engineer evaluate

Material Brick Concrete block Stone Poured concrete

Drainage

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

Beams/Columns/Joists/Subfloor/Framing

Condition Satisfactory Marginal Poor Unconventional alterations/cuts Discoloration
 Mold like substance Wood destroying insect damage Fixed covered walls/ceiling
 Signs of water damage/intrusion Rust/corrosion Partially visible
 Recommend structural engineer evaluate

Switches/Receptacles/Lights/Electrical

Condition 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 Open junction boxes
 Non GFCI protected 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. 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 and 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

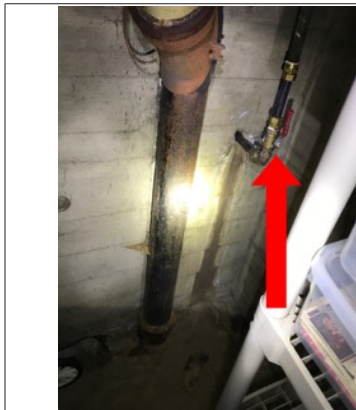
Visible Fuel Lines Copper Brass Black iron Stainless steel CSST Galvanized

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 121 degrees Fahrenheit.



Apparent main water shut off valve.



Rust/corrosion along the fuel lines. Excessive rust/corrosion can cause holes in the lines, thus creating a fuel leak.

Main Fuel Shut-Off Location

Location Exterior

Photos



Main fuel shut off valve.

Plumbing

Water Heater

General

Brand: Whirlpool

Approximate Age: **The approximate manufactured date of the water heater is 2008.**

Type

Gas Electric Oil LP

Condition

Satisfactory **Marginal** Poor No drip leg/sediment trap Unconventional wiring
 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**

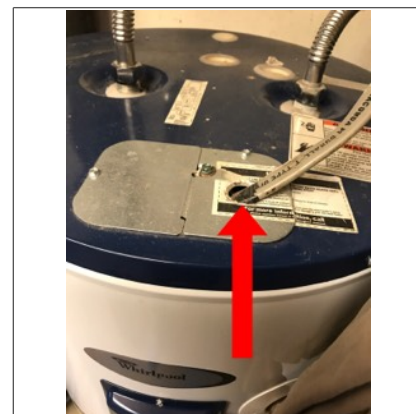
Photos



Water heater.



Water heater data plate.



Unconventional wiring. The wiring is routed through the knockout without a bushing or clamp. The wires could be penetrated by the metal edge of the knockout, thus causing spark and/or fire.



Defects with the temperature and pressure relief valve extension. The temperature and pressure relief valve extension should not have any bends and should be within 6 inches from the floor.

Heating System

Heating System

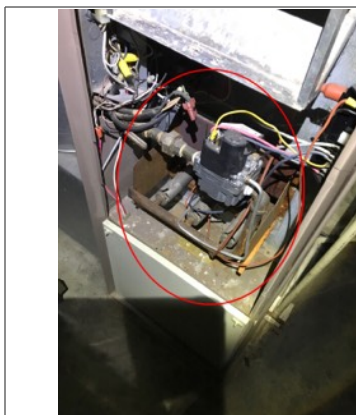
Unit Brand: General Electric
 Approximate Age: The approximate manufactured date of the furnace is 1979.
 Satisfactory Marginal **Poor** Aged Inoperable Short cycles
 No current service record Recommend service Low supply temperature
 Defects with flue/fresh air pipe Filter needs cleaning/replacement Furnace needs cleaning
 Ductwork needs insulation Defects with ductwork Rust/corrosion Noisy Dents/damage
 Ductwork needs cleaning Defects with thermostat Leaks
 Recommend licensed HVAC technician evaluate
Energy Source Gas LP Oil Electric Geothermal
Heat Exchanger Sealed Not visible

Comments Please note, there is no indication that the furnace or air conditioning has experienced annual routine preventative maintenance. It is recommended that the furnace and air conditioning have annual maintenance to prolong the life of the appliances, ensure the appliances are operating at optimal performance, keep warranties valid, and help avoid unexpected/costly repairs.

Photos



Furnace.



Rust/corrosion within the furnace cabinet. The furnace is aged and is at the end of its lifespan. Also, the furnace short cycles. This is considered a defect. Recommend licensed HVAC technician further evaluate and make necessary repairs.



Furnace data plate.

Whole House Humidifier

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

Electrical

Electrical/Panels

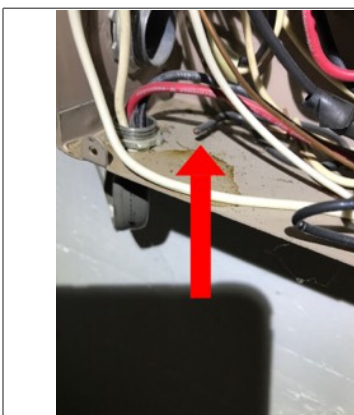
- Location of Panels/Subpanels** Basement Garage Interior Exterior
Amperage/Voltage Unknown 60a 100a 125a 150a 200a 120v/240v
Branch Wire Copper Aluminum Not visible
Condition of Electrical/Panel Satisfactory Marginal Poor Double tap(s)
 Panel/breaker manufacturer mismatch Improper wire gauge/oversized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

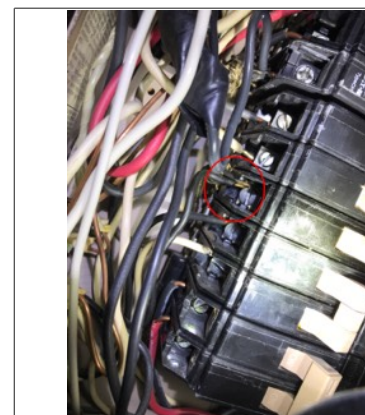
Photos



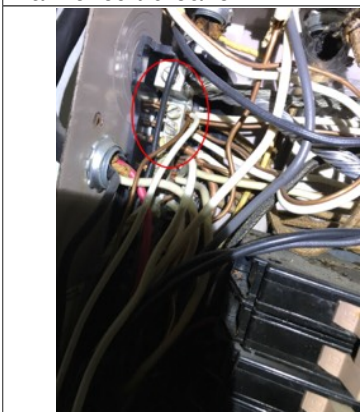
Main circuit breaker.



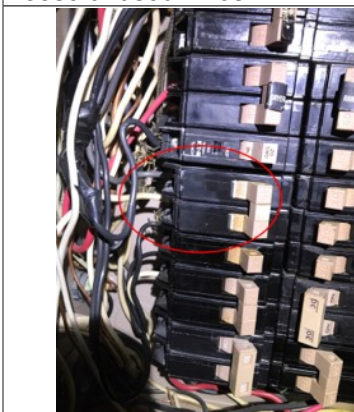
Loose unused wires.



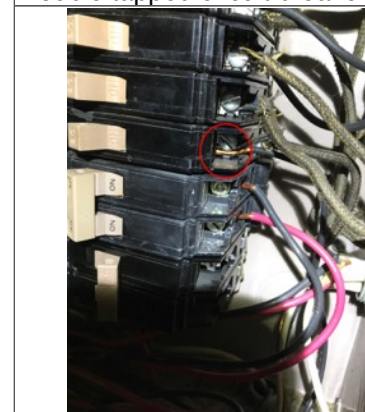
Double tapped circuit breakers.



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



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



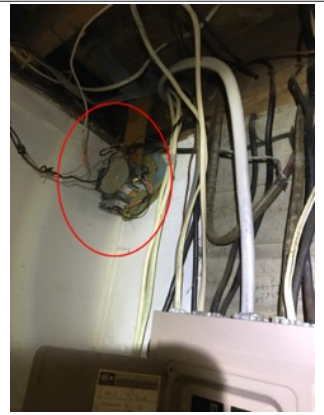
Double tapped circuit breakers.



Loose wires.



Missing fasteners.



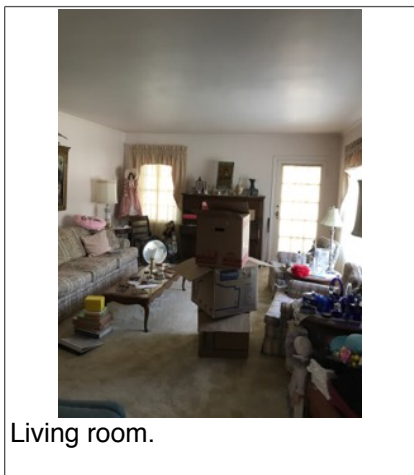
Humming sound coming from this corner. It's difficult to determine exactly where it is coming from.

Living Room

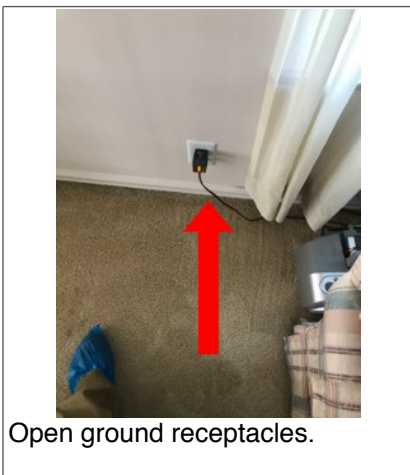
Room

- 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
- 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 Torn/missing weatherstrip 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.



Open ground receptacles.



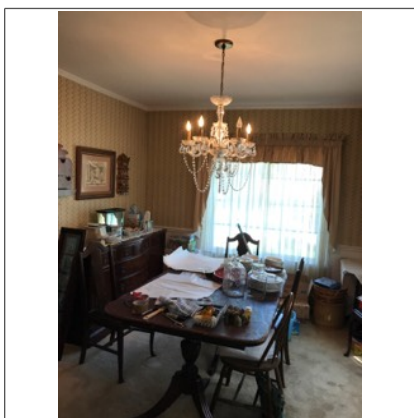
Torn weatherstrip along the main entry door.

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/spongy Gaps/holes
 Uneven surfaces Loose/torn carpet Trip hazard
- 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
- 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 Loose window sash Wood rot Condensation
- Heating Source** Yes None visible

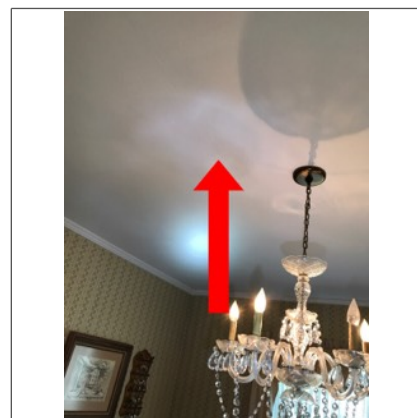
Photos



Dining room.



Open ground receptacles.



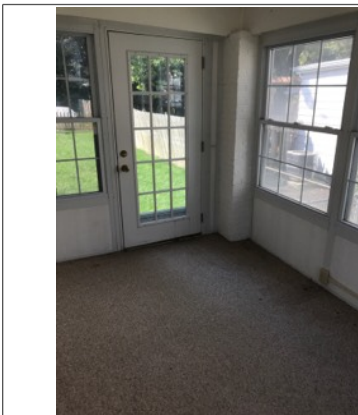
Crack along the ceiling.

Sunroom

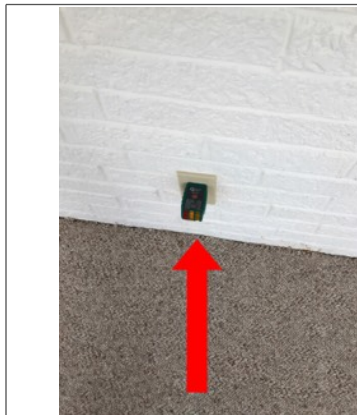
General

- 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
- 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
 Loose/missing/cracked Inoperable lights Exposed wires Safety hazard
- Doors** Satisfactory Marginal Poor Broken/missing/loose hardware Difficult to open/close
 Weatherstrip torn/missing Door/lock out of alignment Defects with storm/screen door
 Double-keyed lock Flaking/peeling Damaged/holes/dents Drags the carpet/floor Wood rot
 Defective door latch 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

Photos



Sunroom. This room does not have a heating source.



Open ground receptacles.



The floor slopes.



Water damage along the entry door.



Wood rot damage along the door frame.



Crack along the wall.

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/spongy Gaps/holes
 Uneven surfaces Loose/torn carpet Trip hazard

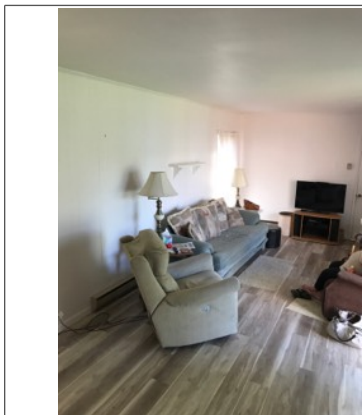
Switches/Receptacles/Lights Satisfactory Marginal Poor Reverse polarity
 Receptacle above baseboards Inoperable switch(es) Inoperable receptacle(s)
 2 prong Cracked/broken Loose/missing/cracked Inoperable lights
 Exposed wires Safety hazard

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 Aged rear sliding door Damaged/dents Drags the carpet/floor
 Wood rot Torn/missing weatherstrip 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



Family room.



Aged wooden windows.



The electric baseboards are operable.



The electric baseboards are operable.



There is a receptacle above the electric baseboard. This is a potential safety hazard. An electrical cord could come in contact with the baseboard. This can cause overheating, spark and potential fire.