

# FAMILYGUARD

## HOME INSPECTION REPORT



**Inspector: Alex Bishop**  
**License #: HI01600042**

**1725 Lindenwood Ave. Fort Wayne, IN 46808**  
**Inspection Prepared For: Seller**

**Date of Inspection: 6/20/2023**  
**Age of House: 57 Years**  
**Weather: Clear**

## Report Overview

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. The inspection report is not a code inspection. The inspection report will focus on safety and function. The inspection report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair. It is the goal of the inspection report 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 inspection agreement for a full explanation of the scope of the inspection. The inspection is a non-invasive and visual inspection only.

The report is a snapshot in time, on the day of the inspection. It is recommended that you carry out a final walk-through inspection immediately before closing to check the property's condition and to ensure your expectations are met with any negotiated repairs between you and the seller.

As noted in the inspection agreement, some components and systems throughout the house will be rated Acceptable, Marginal, Poor, Safety Hazard or Aged. Please refer to the inspection agreement or the below list/legend for a more detailed description of the definitions. Throughout the report, icons are utilized to make things easier to find and read. Use the list/legend below to understand each rating icon and definition.



**Acceptable** – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration. Please note, Acceptable does not mean perfection.



**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 or system 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.



**Aged** - Indicates the component is towards the end of its lifespan and will need replacement or repair in the near future.

Please note, a system or component that is indicated as Marginal or Poor can also be simultaneously deemed as Aged and/or a Safety Hazard.

The report contains a unique pop-up glossary feature. Words highlighted in yellow will provide a definition or a tip when the mouse is hovered over the term.

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# Report 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.

## Bathroom 2

Page 27 Item: 2	Sinks/Plumbing	<ul style="list-style-type: none"><li>• Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.</li></ul>
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## Heating System

Page 38 Item: 3	Heating System	<ul style="list-style-type: none"><li>• Active plumbing leak along the boiler.</li></ul>
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# Grounds

## 1. Driveway

Marginal  
✓

- Findings:
- Cracks/deterioration/pitting
  - Uneven surfaces



Cracks and deterioration along the driveway.



Uneven surfaces along the driveway.

## 2. Service Walks/Steps

Acceptable  
✓

## 3. Patio/Deck

Acceptable  
✓

- Findings:
- Cracks

## 4. Hose Bibs

Poor  
✓

- Findings:
- No anti-siphon/frost free valve
  - Inoperable
  - Loose/detached



No anti-siphon/frost free valve. The lack of an anti-siphon valve can allow water back flow into the water supply lines, 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.



Inoperable hose bib. The hose bib is also loose.

## 5. Landscaping

Marginal



Findings:

- Trim back trees/shrubberies
- Mulch/ground in close proximity with siding
- Negative grade
- Vegetation in contact with exterior of house



Vegetation against the siding/in proximity of the siding. This is not a recommended practice. Vegetation has the potential to harbor insects, wood destroying insects, rodents and hold moisture. Insects, wood destroying insects, rodents and moisture have the potential to create future problems for a house, such as structural damage, pest infestation and wood rot damage.



Vegetation against the siding/in proximity of the siding. This is not a recommended practice. Vegetation has the potential to harbor insects, wood destroying insects, rodents and hold moisture. Insects, wood destroying insects, rodents and moisture have the potential to create future problems for a house, such as structural damage, pest infestation and wood rot damage.



Negative sloped grade. A negative sloped grade is not a recommended practice. A negative sloped grade can cause excessive water to flow towards the house. Excessive water towards the house can cause water intrusion into the house and potential foundation problems due to excessive hydrostatic pressure.

# Roof

## 1. Roof Visibility

Findings:

- All
- Debris/tree branches along the roof

## 2. Roof Layers

Findings:

- Appears to be 1 layer

## 3. Roof Type

Findings:

- Asphalt

## 4. Approximate Age of Roof

Findings:

- 5 - 10+ years

## 5. Condition

Marginal



Condition:

- Defects with vents/flues
- Brackets/anchor bolts on roof
- Spongy
- Biological growth



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.



The roof decking is spongy. There are areas along the roof that sag and move while walking the roof. This is considered abnormal and a defect.



Unconventional waves/sags along the roof. This is considered abnormal and a defect.



Biological growth along the roof. This is considered a defect. Biological growth has the potential to hold water. Shingles are not designed to hold water, shingles are designed to shed water.



Debris along the roof. Excessive debris along the roof can restrict the ability of the roof to shed water, thus creating potential leak points.



Loose/detached roof shingles. This is considered a defect and a potential leak point.



Unconventional application of roof sealant along the rubber flashing. Rubber flashing is designed to be caulkless. This is considered amateur craftsmanship. Most roof sealants are petroleum based. A petroleum based product can cause the rubber flashing to prematurely deteriorate, thus creating a leak point.



Unconventional application of sealant along the roof. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.



The plumbing vent is unconventionally short. This is considered abnormal and a defect. A short plumbing vent can get covered during heavy snowfall, thus obstructing the vent, which could result in drainage problems with the plumbing system.



Previous repairs along the roof shingles. Also, the shingle colors do not match.



The 3 tab roof shingle cutouts align every other course. Some shingle manufacturer specifications for installation prohibit cutouts to align every other course. The alignment of cutouts every other course can cause premature weathering of surface granules. When cutouts are staggered, runoff is less likely to cut channels into the shingle granules. Also, staggered cutouts better hide shingle irregularities and discoloration from different shingle lot numbers.

# Exterior

## 1. Gutters

Marginal  
✓

Findings:

- Dents/damage
- A defective gutter/drainage system can cause excessive water to accumulate around the house, thus potentially causing water intrusion into the house or potential foundation problems due to excessive hydrostatic pressure. Also, a defective gutter/drainage system can cause excessive water to flow along the exterior walls, which could allow water to get behind the siding, soffit and fascia. An active or intermittent water intrusion source can cause mold growth and property damage.



Dents/damage along the gutter system. The downspout is smashed.



The splash block is sloped towards the house. This can cause water to flow towards the house.



Dents/damage along the gutter system.



## 2. Siding

Marginal  
✓

Findings:

- Loose/detached
- Cracks/gaps/holes
- Dents
- Flaking/peeling

• 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.

- Recommend general contractor further evaluate and make necessary repairs



The siding is in proximity to the ground. Siding should have at least 6 to 8 inches of clearance above the ground. Maintaining proper clearances reduces access to wood structures behind the siding and helps preserve the house. The proper clearances help restrict access from wood destroying insects and/or moisture/water that might find its way behind the siding.



Flaking and peeling along the siding.



Loose/detached siding.



Unconventional application of caulk along the windows. This is considered abnormal and amateur craftsmanship. Windows should have proper flashing around them to prevent water intrusion.



Holes along the siding.



Loose/detached siding.



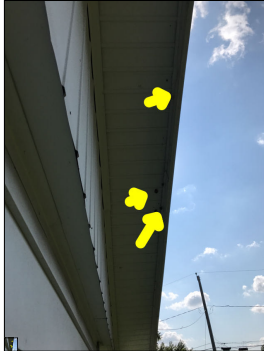
Flaking and peeling along the siding.



Damaged siding.



Dents along the siding.



Wasp's nest. Wildlife activity can cause property damage.



Gaps along the siding.

### 3. Foundation/Slab



- Findings:
- Limited visibility
  - Cracks



Crack along the foundation. Cracks are considered a defect. Cracks should be repaired/sealed to prevent the intrusion of moisture, insects, wood destroying insects, mice, and radon.

### 4. Exterior Electrical



- Findings:
- No apparent exterior receptacles
  - Recommend adding exterior receptacles



Loose wires along the house. These wires appear to be low voltage wires.

Loose wires along the house. These wires appear to be low voltage wires.

**5. Wood Destroying Insect Damage/Treatment**

- Findings:
- None apparent
  - Limited visibility
  - Finished walls/ceilings
  - Cabinetry/shelving
  - Furniture/stored items
  - Exterior siding
  - Dense vegetation

# Garage

**1. Overhead Door(s)**

Acceptable  
✓

**2. Automatic Opener**

Acceptable  
✓

- Findings:
- Operable

**3. Safety Reverse**

Acceptable  
✓

- Findings:
- Operable

**4. Floor/Slab**

Marginal  
✓

- Findings:
- Cracks
  - Pitting



Cracks and deterioration along the floor.

## 5. Walls/Ceiling

Marginal 

Findings:

- Cracks
- Discoloration
- Flaking/peeling
- Signs of previous water intrusion



Cracks along the walls.



Cracks along the ceiling.



Flaking and peeling along the ceiling.



Discoloration along the ceiling and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.

## 6. Doors

Marginal    
Aged

Findings:

- Weatherstrip missing/damaged
- Broken/missing/loose hardware
- Aged service door
- Defects with storm/screen door



The suspension is detached.



The glass insert is loose.

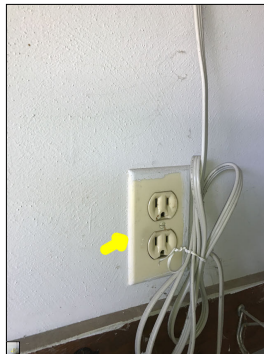


Daylight can be seen from the interior. This is an entry point for moisture, insects, mice, rodents, etc.

## 7. Electrical



Findings:  
• Loose/missing/cracked



Damaged receptacle.

## Kitchen

### 1. General



Kitchen.

## 2. Cabinets/Countertops



- Findings:
- Signs of previous water damage under sink



Pest control observed.

## 3. Sink/Faucet/Plumbing



- Findings:
- Limited visibility underneath the sink
  - Rust/corrosion
  - Abnormal water pressure/flow
  - Noisy drain



Abnormal water pressure/flow from the faucet. The spray pattern alternates. The wide spray pattern sprays water outside the sink basin.



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 114 degrees Fahrenheit.



The drain is noisy. This is considered abnormal and a defect.



Rust/corrosion along the plumbing pipes.



Aged copper drain pipes. Copper pipes make good water supply lines, however, they are not as effective for drain pipes. This is because copper drain pipes are thin walled, which means they are not very robust. Also, some cleaning products and house hold products are acidic which causes copper pipes to corrode. Also, urine is acidic, which can also cause copper pipes to corrode. Due to the age of copper drain pipes, repairs should be anticipated and possible replacement of copper drain pipes should be anticipated.



Polybutylene plumbing lines. Polybutylene pipes are prone to failure and no longer meet modern day plumbing standards. Recommend upgrading from polybutylene pipes to modern day plumbing materials, such as PEX or copper. Please note, polybutylene pipes can be concealed behind walls, ceilings, etc.



Signs of previous water damage underneath the sink and a mold like substance. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.

#### 4. Walls/Ceiling



Findings:

- Cracks
- Gaps
- Flaking/peeling



Cracks and damage along the walls.

### 5. Floor

Marginal 

- Findings:
- Loose/torn
  - Trip hazard



Damaged floor coverings.

### 6. Doors

Marginal 

- Findings:
- Damage/dents
  - Aged entry door



The door rubs the frame during operation.

### 7. Windows

Acceptable 

### 8. Electrical

Marginal  Safety Hazard 

- Findings:
- Non **GFCI** protected receptacles





Cloth sheathing wiring observed. Cloth sheathing wiring is considered aged wiring. The cloth sheathing can become brittle due to age, thus causing wires to be exposed, which can cause spark, arcing and or fire. Also, cloth sheathing can potentially have asbestos in it. Asbestos is a potential safety hazard.

Exposed wires. Voltage detected. This is a potential safety hazard.

Non GFCI protected receptacles.

**9. Range**



Findings:  
• Operable

**10. Exhaust Fan**

Findings:  
• None

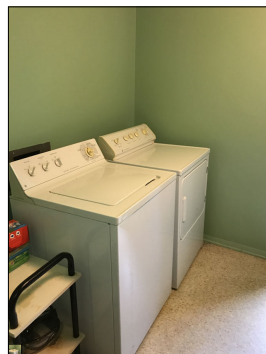
**11. Refrigerator**



Findings:  
• Operable

# Laundry

**1. General**



Laundry.

## 2. Dryer Exhaust



- Findings:
- Recommend cleaning ductwork
  - Plastic ductwork
  - Limited visibility



The dryer ductwork is plastic. This is not a recommended practice and is considered a safety hazard. The plastic can overheat and melt, thus creating a fire. Metal ductwork is the recommended material to use for dryer exhaust. It is also recommended for the exhaust ductwork to be insulated in non climate controlled areas, such as an attic, to prevent condensation from forming along the ductwork. An active or intermittent water source can cause mold growth and property damage.

## 3. Receptacles/Lights



Recessed receptacles. Recessed receptacles are considered amateur craftsmanship and a defect.

## 4. Plumbing



- Findings:
- Rust/corrosion



Rust/corrosion along the washer hook up lines.

**5. Dryer**

- Findings:
- Operable
  - Aged

**6. Washing Machine**

- Findings:
- Operable
  - Aged

# Bedroom 1

**1. General**



Bedroom.

**2. Walls/Ceiling**

Marginal  
✓

- Findings:
- Flaking/peeling



Broken shelf in the closet.



Flaking and peeling along the walls.

**3. Floor**

Marginal  
✓

- Findings:
- Squeaks
  - Slopes



The floor slopes. This is considered abnormal and a defect.

### 4. Doors

Acceptable 

### 5. Windows

Acceptable 

### 6. Electrical

Marginal  Safety Hazard 

Findings:  
• Loose/missing/cracked



Loose receptacle.

### 7. Heating Source

Heating source observed:  
• Yes

# Bedroom 2

## 1. General



Bedroom.

## 2. Walls/Ceiling

Acceptable ✓



Missing smoke detector. There are several missing throughout the house.

## 3. Floor

Acceptable ✓

- Findings:
- Squeaks

## 4. Doors

Marginal ✓

- Findings:
- Difficult to open/close



The door rubs the frame during operation. The door does not stay open.



Unconventional trim sticking out from the doors.

## 5. Windows

Acceptable



## 6. Electrical

Acceptable



## 7. Heating Source

Heating source observed:

- Yes

# Bedroom 3

## 1. General



Bedroom.

## 2. Walls/Ceiling

Acceptable



### 3. Floor

Marginal 

- Findings:
- Uneven surfaces



Uneven surfaces along the floor. Uneven surfaces are a potential trip hazard.



The floor slopes. This is considered abnormal and a defect.

### 4. Doors

Marginal 

- Findings:
- Door latch defective



The door does not latch properly.

### 5. Windows

Acceptable 

### 6. Electrical

Marginal  

- Findings:
- Loose/missing/cracked



Loose receptacle.

## 7. Heating Source

Heating source observed:

- Yes

# Bathroom 1

## 1. General



Bathroom.

## 2. Sinks/Plumbing



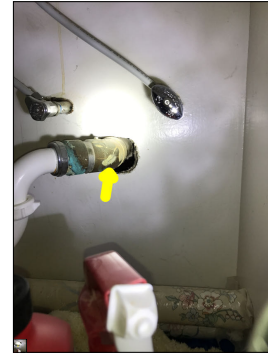
Findings:

- Limited visibility underneath the sink
- Corrosion
- Rust/corrosion





Rust/corrosion along the plumbing pipes.



Aged copper drain pipes. Copper pipes make good water supply lines, however, they are not as effective for drain pipes. This is because copper drain pipes are thin walled, which means they are not very robust. Also, some cleaning products and house hold products are acidic which causes copper pipes to corrode. Also, urine is acidic, which can also cause copper pipes to corrode. Due to the age of copper drain pipes, repairs should be anticipated and possible replacement of copper drain pipes should be anticipated.

### 3. Shower/Bathtub

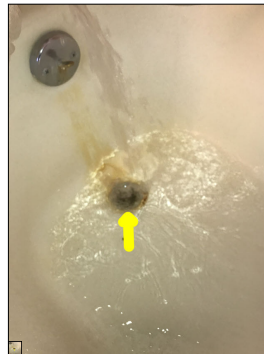


Findings:

- Corrosion
- Drain stopper inoperable/missing
- Showerhead/faucet leaks
- Discoloration



The drain is missing a grate/screen. The lack of a grate/screen over the drain can allow debris down the drain, thus potentially creating slow drainage or blockage.



Discoloration along the bathtub.



The bathtub has been resealed. This is an indication that the bathtub required maintenance and/or repairs. Long-lasting repair to a bathtub is difficult to achieve. Bathtubs are designed to hold water and making water tight and leak proof repairs is difficult to achieve. Additional repairs to a recently repaired bathtub should be anticipated in the near future.



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

Inoperable drain stopper.

#### 4. Toilet

Acceptable  
✓

#### 5. Walls/Ceiling

Marginal  
✓



Nail pops.



Discoloration along the ceiling.

#### 6. Floor

Marginal  
✓

- Findings:
- Squeaks
  - Slopes

#### 7. Doors

Marginal  
✓

- Findings:
- Drags the carpet/floor



The door drags the floor during operation.

## 8. Windows

Acceptable



## 9. Electrical



Findings:

- Non GFCI protected receptacles



Loose receptacles.

## 10. Exhaust Fan

Findings:

- None
- Please note, the lack of a bathroom exhaust fan is not a recommended practice. The lack of an exhaust fan can allow humidity levels to rise in the bathroom during hot showers/baths. An active or intermittent water source can cause mold growth and property damage.

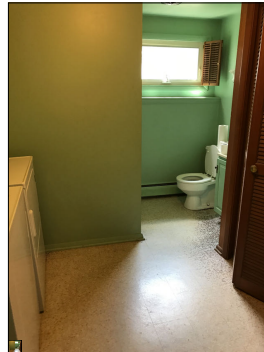
## 11. Heating Source

Heating source observed:

- Yes

# Bathroom 2

## 1. General



Bathroom.

## 2. Sinks/Plumbing

Poor ✓

- Findings:
- Limited visibility underneath the sink
  - Corrosion
  - Leaks
  - Discoloration
  - Drain stopper inoperable/missing
  - Abnormal water pressure/flow
  - Loose sink/vanity
- Observations:

• **Active plumbing leak.** An active or intermittent water source can cause mold growth and property damage.



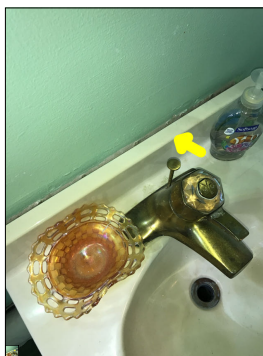
Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.



Water damage underneath the sink. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.



Abnormal water pressure/flow from the faucet.



The sink is loose.



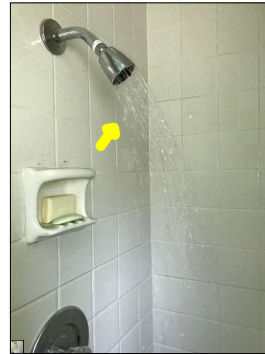
Rust/corrosion along the plumbing pipes.

### 3. Shower/Bathtub

Marginal



The door does not latch.



Unconventional spray pattern.

### 4. Toilet

Findings:

- Rust/corrosion

Marginal



Polybutylene plumbing lines. Polybutylene pipes are prone to failure and no longer meet modern day plumbing standards. Recommend upgrading from polybutylene pipes to modern day plumbing materials, such as PEX or copper. Please note, polybutylene pipes can be concealed behind walls, ceilings, etc.

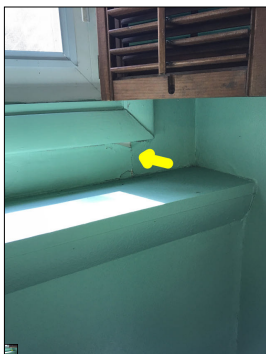
Discoloration along the toilet. Discoloration can potentially be a mold like substance.

### 5. Walls/Ceiling

Findings:

- Flaking/peeling

Marginal



Flaking and peeling along the walls.



Flaking and peeling along the walls.

## 6. Floor

Marginal 

- Findings:
- Potentially asbestos based floor tiles.



Unfinished floor/missing floor coverings.

## 7. Doors

Marginal 

- Findings:
- Door latch defective



The door does not latch properly.

## 8. Windows

Marginal  

- Findings:
- Difficult to operate



The window is difficult to operate.



Damaged window coverings.

## 9. Electrical

Marginal



Findings:

- No apparent receptacles observed



The light is inoperable, the bulb might be burned out.

## 10. Exhaust Fan

Findings:

- Operable

## 11. Heating Source

Heating source observed:

- Yes

# Living Room

## 1. General



Living room.

## 2. Walls/Ceiling

Marginal



Cracks along the walls and ceiling.



Cracks along the ceiling.

## 3. Floor

Acceptable



## 4. Doors

Marginal



- Findings:
- Damaged/holes/dents
  - Torn/missing weatherstrip



Detached door.



Torn weatherstrip along the door.

## 5. Windows

Marginal



- Findings:
- Missing/torn/displaced screens



Holes along the window screen.



## 6. Electrical

Acceptable 

## 7. Heating Source

- Heating source observed:
- Yes

# Attic/Structure/Framing/Insulation

## 1. Access

- Accessibility:
- Restricted access
  - The attic had limited access due to lack of floor decking. Visibility was limited.

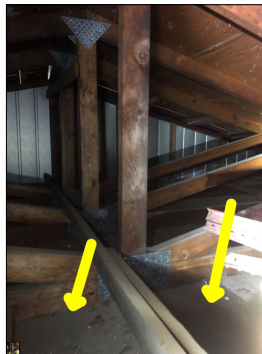
## 2. Insulation Type

- Findings:
- The approximate depth of the insulation is 6+ inches
  - Fiberglass
  - Loose

## 3. Insulation

Marginal 

- Findings:
- Recommend adding insulation



There is no insulation along the attic floor area that is located above the garage. This is not a recommended practice. The lack of insulation is not energy efficient and can cause the garage to drop below freezing temperature. Recommend adding insulation along the attic floor area that is above the garage.

## 4. Ventilation

Acceptable 

- Findings:
- Ventilation appears adequate

## 5. Exhaust Fans/Exhaust Ductwork

Acceptable 

- Findings:
- Exhaust vents observed on exterior

## 6. Sheathing/Framing

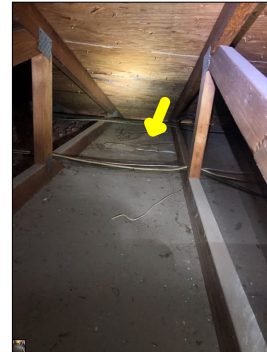
Marginal



- Findings:
- Limited visibility
  - Water damage along attic floor



General photo of the attic.



Discoloration along the attic floor. Discoloration can be a potential mold like substance. An active or intermittent water source can cause mold growth and property damage.

# Basement

## 1. Stairs

Marginal Safety Hazard



- Findings:
- Risers/treads uneven/abnormal/narrow



## 2. Foundation/Floor

Marginal



- Findings:
- Limited visibility
  - Fixed covered walls
  - Fixed covered ceilings
  - Cracks
  - Uneven surface



9" X 9" floor tiles. These tiles are potential asbestos based tiles. Asbestos based products are considered a potential health/safety hazard.



Crack along the foundation. Cracks are considered a defect. Cracks should be repaired/sealed to prevent the intrusion of moisture, insects, wood destroying insects, mice, and radon.



Deterioration along the floor covering.



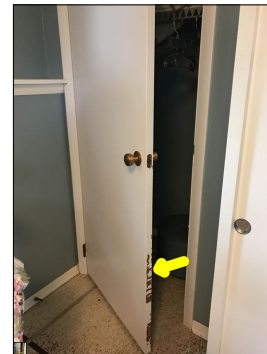
Unconventional hole/floor drain located behind the washer. The location of the hole/drain is odd. The hole can allow radon gas, moisture, and potentially abnormal smells into the house.

### 3. Doors

Marginal 



Loose hardware.



The door rubs the frame during operation. The door does not close.

### 4. Windows

Marginal  

- Findings:
- Broken/missing hardware
  - Difficult to operate



Broken/defective locks. Both locks have to be held open to open/close the windows. Aged windows. Window replacement should be anticipated.

**5. Walls/Ceiling**

Marginal  
✓

- Findings:
- Discoloration



Discoloration along the wall. Discoloration along the wall is considered abnormal and a defect. An active or intermittent water source can cause discoloration, mold growth and property damage. Unconventional dirt/foreign substance along the wall behind the water heater. This appears to be wildlife/insect activity. This could also be structural with dirt coming in the wall. Recommend licensed contractor evaluate.

**6. Electrical**

Marginal  
✓

- Findings:
- Loose/missing/cracked
  - Receptacle not flush with the wall



The light switch is not flush with the wall and is loose. This is considered a defect and a potential safety hazard.

**7. Beams/Subfloor/Joists/Columns**

Marginal  
✓

- Findings:
- Limited visibility
  - Fixed covered ceilings
  - Fixed covered walls
  - Several sloped floors observed on main level

## 8. Plumbing/Drainage

Poor



Findings:

- No apparent sump pump observed
- Leaks observed
- Aged drain pipes



Active plumbing leak. This is the main water shut off valve. An active or intermittent water source can cause mold growth and property damage.

# Interior

## 1. Smoke/Carbon Monoxide Detectors

Safety Tip:

- FamilyGuard recommends at minimum, a smoke detector be present in all bedrooms and an additional detector outside each sleeping location. Also, FamilyGuard recommends a carbon monoxide detector and smoke detector be present on each living level, including habitable attics and basements.

## 2. Additional Information

Additional Information:

- 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, foundation leaks, 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.

## 3. Additional Services

Radon Test/Mold Test:

- Radon test - no
- Mold test - no

## 4. Stairs



- Findings:
- Loose handrail



The handrail is loose.

## 5. Hallway



- Materials:
- Uneven floor surfaces
  - Floor squeaks



The door drags the floor.

## 6. Additional Information

Observations:

- Please note, the house is aged. Aged houses can potentially have areas that contain lead based paint. Lead based paint is a potential safety hazard.
- Please note, the house is aged. Aged houses can potentially have building materials, such as floor tiles, ceiling tiles, insulation, siding, and roof shingles, that contain asbestos. Asbestos based products/materials are a potential safety hazard.

# Cooling System

## 1. Cooling System

Findings:

- The house is not equipped with a central cooling system

# Heating System

## 1. Heating General Information

Brand/Approximate Age:

- Brand/Weil-McLain
- The approximate age of the boiler is 5 years.

Heat Exchanger:

- Sealed
- Not visible

## 2. Energy Source

Type:

- Gas

## 3. Heating System

Poor ✓

Findings:

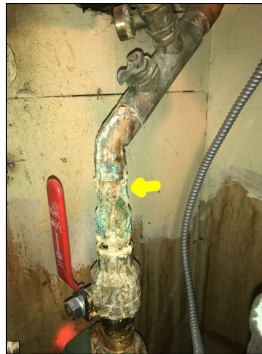
- Recommend licensed HVAC technician further evaluate and make necessary repairs

Observations:

- Active plumbing leak along the boiler.



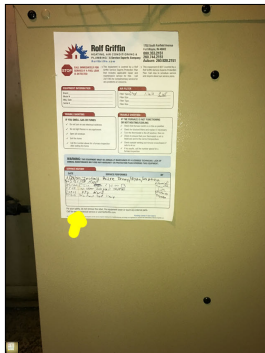
Boiler.



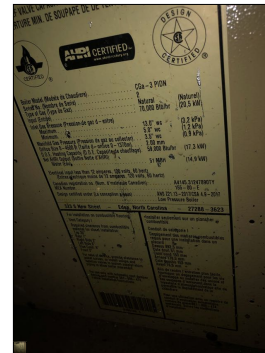
Active plumbing leak along the boiler. An active or intermittent water source can cause mold growth and property damage.



General photo of the temperature and pressure gauge.



The boiler has experienced No Heats and has required recent repairs. The latest repair was December of 2022.



Boiler data plate.

# Plumbing

## 1. Main Water Shut-Off Valve

Location:

- Basement



Main water shut off valve.

## 2. Main Fuel Shut-Off Valve

Location:

- Exterior



Main fuel shut off valve.

## 3. Visible Water Distribution Plumbing

Materials:

- Copper
- Polybutylene

## 4. Visible Drain/Vent Plumbing

Materials:

- PVC
- Copper

## 5. Condition Of Water Supply/Drain/Vents Plumbing



Findings:

- Limited visibility
- Rust/Corrosion
- Leaks
- Hot water present
- Previous repairs observed
- Polybutylene water supply lines
- Aged pipes
- Please review entire report





There is a clean out located in the yard. This is an indication that the underground drain line between the house and the city drain line has experienced maintenance and/or repairs in the past.

## 6. Visible Fuel Lines

Materials:

- Black iron
- Stainless steel

## 7. Condition Of Fuel Lines

Acceptable



## 8. Water Quality Test

Water quality test:

- No

# Water Heater

## 1. Water Heater General Information

Brand/Approximate Age:

- Brand/State
- The approximate manufacture date is 2012

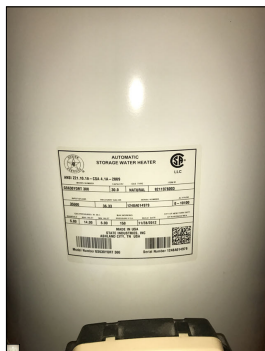
Type:

- Gas

## 2. Water Heater



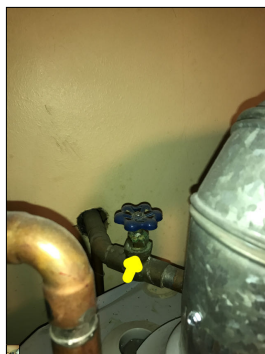
Water heater.



Water heater data plate.



Improper flue. There should be a minimum of twelve inches between the draft hood outlet and the first elbow or connector. The current design of the flue is a potential safety hazard as it could cause the flue to backdraft and release carbon monoxide into the house.



Corrosion along the water supply lines.

## Electrical

### 1. General Information

Location of panels:

- Garage

Voltage/Amperage:

- 120/240 volts
- 100 amps

### 2. Branch Wire

Type:

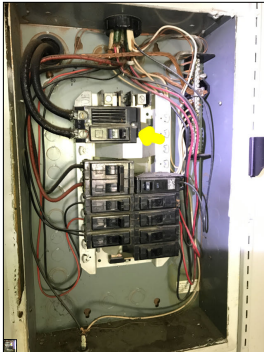
- Copper
- Aluminum

### 3. Electrical



**Findings:**

- Double tapped circuit breakers
- Double tapped neutrals
- Circuit breaker panels less than 200 amps might not be able to meet modern day electrical demands.



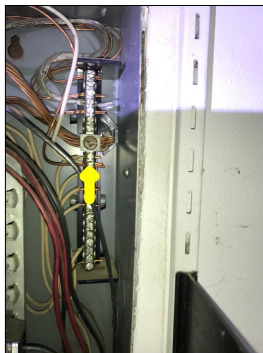
Main circuit breaker.



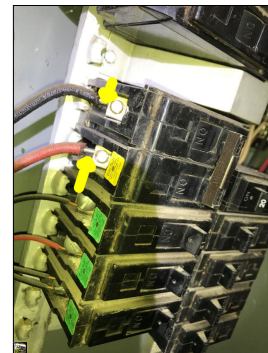
Cloth sheathing wiring observed. Cloth sheathing wiring is considered aged wiring. The cloth sheathing can become brittle due to age, thus causing wires to be exposed, which can cause spark, arcing and or fire. Also, cloth sheathing can potentially have asbestos in it. Asbestos is a potential safety hazard.



Double tapped circuit breaker. Two conductors inserted into a single circuit breaker that is rated for one conductor could become loose over time which could lead to overheating, arcing, spark and possible fire.



Double tapped neutral wires. Neutral wires should not share a terminal with any other wires, including ground wires. Double tapped neutrals are considered a safety hazard. Double tapped neutral wires do not allow the circuit to be isolated if the circuit needs to be worked on. Also, double tapped neutral wires under the same terminal can become loose, which could lead to arcing, overheating, spark and/or fire.



Apparent aluminum solid branch wire. Aluminum solid branch wiring does not meet modern day electrical standards and is considered a safety hazard. Please note, some copper wire is tin coated or silver coated and can appear to be aluminum wire. Scratching the wire or cutting the wire can reveal the metallic material of the inside of the wire, however, scratching the wire or cutting the wire goes beyond the scope of a general home inspection. Recommend licensed electrician to further evaluate to ensure the wiring is in good working condition, is safe and to make any necessary repairs and upgrades that are needed.

# Glossary

<b>Term</b>	<b>Definition</b>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.