

# FAMILYGUARD

## HOME INSPECTION REPORT



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

**1506 E. 450 N. Marion, IN 46952**  
**Inspection Prepared For: Seller**

**Date of Inspection: 8/28/2023**  
**Age of House: 62 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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Glossary

48



# 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.

## Crawl Space

|                 |                               |   |
|-----------------|-------------------------------|---|
| Page 35 Item: 3 | Foundation/Floor              | <ul style="list-style-type: none"> <li>Moisture/water observed within the crawl space. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.</li> </ul>      |
| Page 37 Item: 6 | Beams/Subfloor/Joists/Columns | <ul style="list-style-type: none"> <li>Unconventional alterations and pieces of wood wedged into the column supports. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure.</li> </ul> |

## Interior

|                 |                        |   |
|-----------------|------------------------|---|
| Page 40 Item: 4 | Additional Information | <ul style="list-style-type: none"> <li>Several cracks observed throughout the house along the walls and ceilings. This is considered abnormal and a defect. Please review entire report for additional notes and photos of cracks.</li> </ul> |
|-----------------|------------------------|---|

# Grounds

## 1. Driveway

Marginal



Findings:

- Grass/dirt/gravel surface



Cracks and deterioration along the driveway.



The driveway slopes towards the house. This can cause water to flow towards the house, thus potentially causing water intrusion into the house/garage and potential foundation problems due to excessive hydrostatic pressure.

## 2. Service Walks/Steps

Marginal



Findings:

- Cracks/deterioration/pitting



Cracks and deterioration and pitting along the service walks.

## 3. Porch

Marginal



Findings:

- Cracks/deterioration
- Slopes



Cracks and deterioration along the porch.



The porch slopes towards the house. This can cause water to flow towards the house, thus potentially causing water intrusion into the house and potential foundation problems due to excessive hydrostatic pressure.

### 4. Patio/Deck

Marginal 



The deck has wood to soil contact. This is not a recommended practice. Water and moisture from the soil/earth can wick up along the deck and the water can be absorbed by the deck. An active or intermittent water source can cause property damage, such as wood rot damage. Also, the wood to soil contact can enable the infestation of wood destroying insects, such as termites or powderpost beetles.



Flaking and peeling along the deck. This is considered a defect.



Wood rot damage along the boards.



Wood rot damage.



Wood rot damage.

## 5. Hose Bibs

Marginal  
✓

- Findings:
- Leaks
  - Loose/detached



The hose bib is loose. This is considered a defect.



The hose bib leaks during operation. This is considered a defect.

## 6. Landscaping

Marginal  
✓

- Findings:
- Trim back trees/shrubberies
  - Remove wood/leaves/debris from around 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.

# Roof

## 1. Roof Visibility

- Findings:
- All

## 2. Roof Layers

- Findings:
- Appears to be 1 layer

## 3. Roof Type

- Findings:
- Asphalt



### 4. Approximate Age of Roof

- Findings:
- 15 - 20 + years

### 5. Condition



- Condition:
- Hole observed along the roof
  - Granule loss



General photo of the roof.



Hole along the roof.



Dish brackets 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.



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



Lifted shingles. Lifted shingles are considered a defect. Lifted shingles are prone to wind damage and can allow water/moisture to get underneath them, thus creating leak points.



Granule loss along the roof shingles



Dents along the roof vents. This is an indication of previous hail damage.



Exposed nailheads/staples. Exposed nailheads/staples are potential leak points.



# Exterior

## 1. Chimney/Fireplace

Marginal  
✓

Findings:

- Rust/corrosion
- Needs cleaning/serviced
- Before using the fireplace, it is recommended that a licensed chimney/fireplace professional further evaluate to ensure the fireplace is in good working condition and is safe for usage.



Rust and corrosion along the flue. Rust and corrosion can create holes in the flue, thus creating potential leak points and improper drafting. Improper drafting is a potential safety hazard.



The fireplace needs cleaning/serviced.

## 2. Gutters

Poor  
✓

Findings:

- Need to be cleaned
- 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.



Displaced gutter guards.



The gutter system is dirty and needs to be cleaned. A dirty gutter 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 dirty gutter system can cause excessive water to flow along the siding which could allow water to get behind the siding. An active or intermittent water intrusion source can cause mold growth and property damage.



Rust and corrosion along the gutter guards.



The downspout is loose.



The downspout is loose.

### 3. Siding



**Findings:**

- Loose/detached
- Cracks/gaps/holes
- 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



Dents along the siding.



Holes along the siding.



Dents along the siding.



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.



Unconventional piece of wood behind the hose bib. This is considered abnormal and amateur craftsmanship.



Gaps along the siding.



Discoloration along the siding.



Loose/detached siding.



Damaged siding.



Damaged siding.

#### 4. Exterior Electrical

Poor ✓

Findings:

- Inoperable receptacles



The receptacle is inoperable.

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

Findings:

- None apparent
- Limited visibility
- Finished walls/ceilings
- Cabinetry/shelving
- Furniture/stored items
- Cluttered condition
- Exterior siding
- Dense vegetation
- Moisture/dampness observed in basement/crawl space



# Garage

## 1. Overhead Door(s)



I was unable to open the doors due to the inoperable/unplugged automatic openers. It is beyond the scope of a general home inspection to disengage the openers to manually open the doors. Doing so could potentially cause property damage.

## 2. Automatic Opener

Findings:

- Inoperable



The automatic overhead garage door opener is inoperable. They are unplugged. It is beyond the scope of a general home inspection to plug in appliances. Doing so could potentially cause property damage.

## 3. Floor/Slab

Marginal  
✓

Findings:

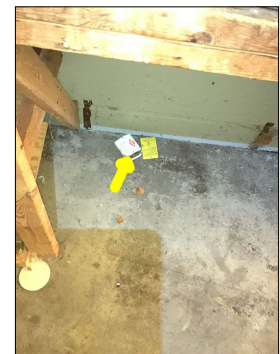
- Cracks
- Deterioration



Cracks and deterioration along the floor.



Unconventional ramp into the house. This is a potential trip hazard.



Pest control observed. Wildlife activity can cause property damage.

### 4. Walls/Ceiling



- Findings:
- Discoloration
  - Signs of previous water intrusion



Signs of water damage along the cabinetry and within the cabinetry. An active or intermittent water source can cause mold growth and property damage. This is where the water softener and pressure tank are stored.

### 5. Doors



The door that separates the interior of the house from the garage is not a proper fire rated door. This is a potential safety hazard.

### 6. Electrical



- Findings:
- Non **GFCI** protected
  - Open ground/neutral



Open ground receptacles.



# 7. Windows

Acceptable 

## Kitchen

### 1. General



Kitchen.

### 2. Cabinets/Countertops

Marginal  

- Findings:
- Discoloration
  - Mold like substance



Signs of previous water damage within the cabinet adjacent to the refrigerator and a mold like substance. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.



Signs of mold like substance within the cabinet adjacent to the refrigerator. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.



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

### 3. Sink/Faucet/Plumbing

Marginal 

- Findings:
- Rust/corrosion



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 have the potential to make a knocking/gurgling sound when draining.



Pest control observed. Wildlife activity can cause property damage.



Pest control observed. Wildlife activity can cause property damage.



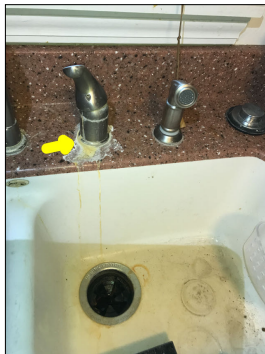
The dishwasher drain line does not have a high loop. A high loop prevents drain water from flowing into the dishwasher and contaminating the clean dishes.



Rust/corrosion along the plumbing pipes.



Aged galvanized water lines/pipes. Galvanized pipes no longer meet modern day plumbing standards. Galvanized pipes are prone to corroding from the inside out. Galvanized pipes are towards the end of their life expectancy. Repairs or replacement to galvanized pipes should be anticipated.



Corrosion along the faucet handle. This is considered a defect.



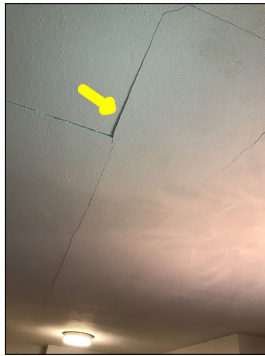
The drain is noisy. This is considered abnormal and a defect.

#### 4. Walls/Ceiling



Findings:

- Cracks



Cracks along the ceiling.



Cracks along the ceiling.

## 5. Floor



- Findings:
- Squeaks
  - Slopes



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

## 6. Windows

- Findings:
- Not inspected



The window was not properly inspected due to the window air conditioning unit inserted into the window. It is beyond the scope of a general home inspection to move personal property. Moving personal property could potentially cause property damage.

## 7. Electrical



- Findings:
- Non GFCI protected receptacles
  - Open ground/neutral



Inoperable exhaust fan.



Open ground receptacles.

### 8. Range



- Findings:
- Operable

### 9. Exhaust Fan

- Findings:
- Inoperable

### 10. Dishwasher



- Findings:
- Operable

### 11. Dishwasher Drain Line Looped

- Findings:
- No
  - Safety hazard

### 12. Refrigerator



- Findings:
- Inoperable
  - Inoperable ice/water dispenser



The refrigerator is inoperable. It's unplugged. It is beyond the scope of a general home inspection to plug in appliances. Doing so could potentially cause property damage.

# Laundry

## 1. General



Laundry.

## 2. Dryer Exhaust

- Findings:
- No visibility

## 3. Receptacles/Lights

Acceptable 

## 4. Plumbing

- Findings:
- No visibility

## 5. Dryer

- Findings:
- Operable

## 6. Washing Machine

- Findings:
- Operable

## 7. Doors

Poor 

- Findings:
- Missing door



Missing doors.



# Bedroom 1

## 1. General



Bedroom.

## 2. Walls/Ceiling

Marginal ✓

Findings:

- Cracks



Cracks along the ceiling.



Cracks along the walls.

## 3. Floor

Acceptable ✓

Findings:

- Squeaks

## 4. Ceiling Fan

Marginal ✓

Findings:

- Shakes during operation

## 5. Doors

Marginal



The door drags the floor during operation.



The door rubs the frame during operation.

## 6. Windows

Findings:

- Not inspected



The window was not properly inspected due to the window air conditioning unit inserted into the window. It is beyond the scope of a general home inspection to move personal property. Moving personal property could potentially cause property damage.

## 7. Electrical

Acceptable



## 8. Heating Source

Heating source observed:

- No
- Inoperable

# Bedroom 2

## 1. General



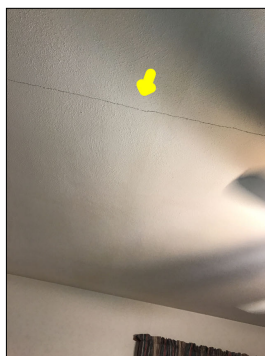
Bedroom.

## 2. Walls/Ceiling

Marginal 

Findings:

- Cracks



Cracks along the ceiling.

## 3. Floor

Acceptable 

Findings:

- Squeaks



Pest control observed. Wildlife activity can cause property damage.

## 4. Ceiling Fan

Marginal



Findings:

- Noisy

## 5. Doors

Marginal



Findings:

- Drags the carpet/floor



The door drags the floor during operation.

## 6. Windows

Findings:

- Not inspected



The window was not properly inspected due to the window air conditioning unit inserted into the window. It is beyond the scope of a general home inspection to move personal property. Moving personal property could potentially cause property damage.

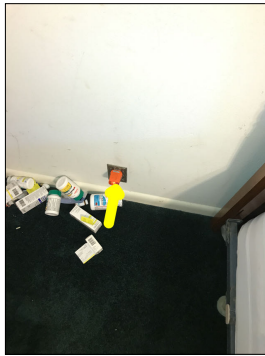
## 7. Electrical

Marginal



Findings:

- Open ground/neutral



Open ground receptacles.



The light fixture is loose.

### 8. Heating Source

Heating source observed:

- Yes

## Bedroom 3

### 1. General



Bedroom.

### 2. Walls/Ceiling

Findings:

- Cracks

Marginal  
✓



Cracks along the ceiling.



### 3. Floor



Findings:  
• Squeaks

### 4. Ceiling Fan



Findings:  
• Noisy  
• Shakes during operation

### 5. Doors



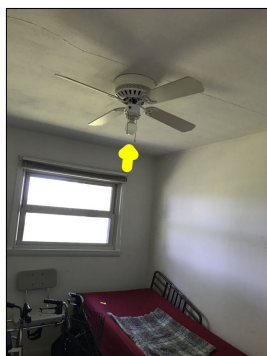
### 6. Windows



### 7. Electrical



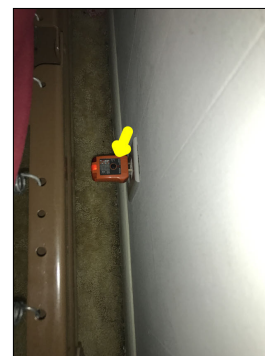
Findings:  
• Open ground/neutral



The light unconventionally flickers. This is considered a defect.



The switches are loose.



Open ground receptacles.

### 8. Heating Source

Heating source observed:  
• Yes

# Bathroom 1

## 1. General



Bathroom.

## 2. Sinks/Plumbing

Marginal ✓

Findings:

- Limited visibility underneath the sink
- Discoloration
- Faucet/handle loose



Discoloration along the sink. Hard water can cause this type of discoloration. Hard water can cause excessive wear and tear on plumbing fixtures, components and water lines, thus resulting in plumbing defects and leaks.



The drain stopper is inoperable. It slowly allows water down the drain when it's engaged.



Pest control observed. Wildlife activity can cause property damage.



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 have the potential to make a knocking/gurgling sound when draining.



The faucet is loose. This is considered abnormal and a defect.

### 3. Shower/Bathtub

Marginal ✓

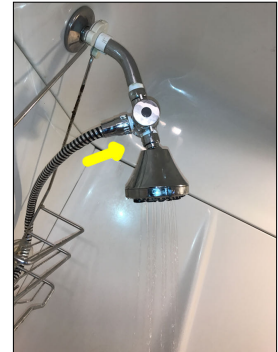
- Findings:
- Discoloration
  - Defective diverter



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



The spray hose is unconventionally just hanging from the showerhead. This is considered abnormal. The showerhead is not designed to hold up the sprayer. The sprayer should have a mounted bracket to hang on.



The showerhead leaks during operation.



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.



The sink drain is unconventionally noisy when the bathtub is draining. This is considered a defect.

### 4. Toilet

Marginal ✓

- Findings:
- Loose bowl/tank



The toilet is loose. The toilet rocks back and forth. A toilet should not have any movement and be fully anchored and secured to the floor.



The toilet is crooked/slanted. This is considered abnormal and amateur craftsmanship. A crooked toilet is considered a cosmetic defect.

### 5. Walls/Ceiling

Acceptable  
✓

### 6. Floor

Acceptable  
✓

- Findings:
- Squeaks

### 7. Doors

Acceptable  
✓

### 8. Windows

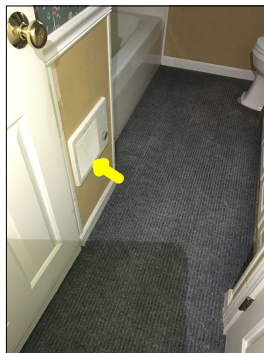
Poor  
✓



Unconventional plastic along the window. This is considered abnormal and a defect.

### 9. Electrical

Acceptable  
✓



Inoperable heating element. However, the heating element in the ceiling is operable.

### 10. Exhaust Fan

- Findings:
- Operable
  - Noisy

**11. Heating Source**

Heating source observed:  
• Yes

# Bathroom 2

**1. General**



Bathroom.

**2. Sinks/Plumbing**

Marginal  
✓

Findings:  
• Rust/corrosion



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 have the potential to make a knocking/gurgling sound when draining.

Rust/corrosion along the plumbing pipes.

**3. Toilet**

Marginal  
✓

Findings:  
• Discoloration





Discoloration along the toilet. Hard water can cause this type of discoloration. Hard water can cause excessive wear and tear on plumbing fixtures, components and water lines, thus resulting in plumbing defects and leaks.

### 4. Walls/Ceiling

Acceptable

### 5. Floor

Acceptable

### 6. Doors

Acceptable

### 7. Electrical

- Marginal Safety Hazard
- Findings:
- Non GFCI protected receptacles
  - Open ground/neutral



Open ground receptacles



Non GFCI protected receptacles.

### 8. Exhaust Fan

- Findings:
- None

### 9. Heating Source

- Heating source observed:
- No
  - None visible

# Living Room

## 1. General



Living room.

## 2. Walls/Ceiling

Marginal ✓

Findings:

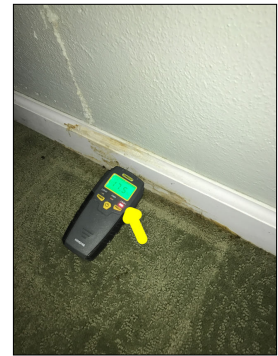
- Cracks



Cracks along the ceiling.



Cracks along the walls.



Moisture detected along the wall. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.

## 3. Floor

Marginal ✓

Findings:

- Squeaks
- Slopes



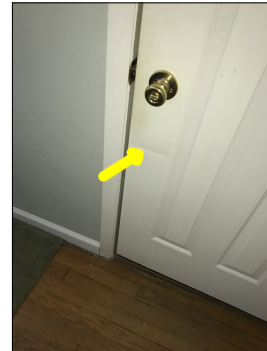
The floor slopes. This is considered abnormal and a defect.

### 4. Doors

Marginal 



The door does not latch properly.





Damage/dents along the door.

### 5. Windows

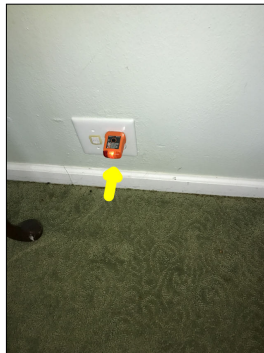
Acceptable 

### 6. Electrical

Marginal  Safety Hazard  Findings:  
• Open ground/neutral



Open ground receptacles.



Open ground receptacles.



Open ground receptacles.

### 7. Heating Source

Heating source observed:  
• Yes

# Family Room

## 1. General



Family room.

## 2. Walls/Ceiling

Marginal ✓

Findings:  
• Cracks



Cracks along the ceiling.



Cracks along the ceiling.

## 3. Floor

Acceptable ✓

Findings:  
• Squeaks

## 4. Doors

Marginal ✓

Findings:  
• Torn/missing weatherstrip



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

## 5. Windows

Acceptable



## 6. Electrical

Findings:

- Open ground/neutral



Open ground receptacles.

## 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
- Cellulose
- Loose



### 3. Insulation

Marginal



Findings:

- Signs of rodent droppings
- Signs of wildlife activity
- Recommend adding insulation



Mice/rodent droppings. Wildlife activity can cause property damage.



Signs of nesting/wildlife activity within the attic. Wildlife activity can cause property damage.



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

Poor



Findings:

- No exterior bathroom exhaust vents observed
- Exhaust fans not vented to the exterior can cause mold growth and property damage.

### 6. Sheathing/Framing

Marginal



Findings:

- Limited visibility
- Structural modifications observed



General photo of the attic.



Added supports/webbing observed in the attic. This is an indication of previous structural repairs. This can be identified by the color contrast among the wood framing.



The bottom step is missing from the attic pull down steps.

## 7. Electrical



Findings:

- Aged wiring observed



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.

## Crawl Space

### 1. Access

Accessibility:

- Restricted access

### 2. Foundation Type

Findings:

- Concrete block

### 3. Foundation/Floor



Findings:

- Limited visibility
- Signs of moisture/dampness
- Signs of previous water intrusion

Observations:

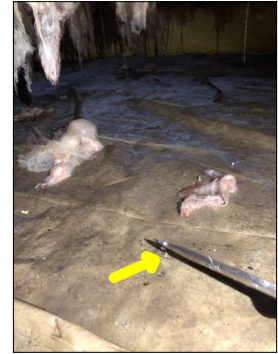
- Moisture/water observed within the crawl space. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.



General photo of the crawl space.



The crawl space has an exposed gravel floor in some areas that exposes the earth. Exposed gravel floors are not recommended. A gravel floor can allow the intrusion of moisture, insects, wood destroying insects, radon, mice, and rodents. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage. It is recommended that the crawl space be properly encapsulated.



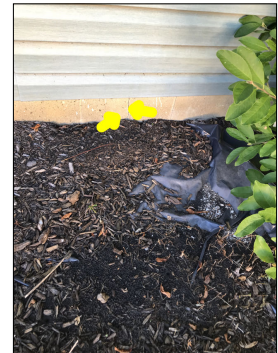
Standing water in the crawl space. This is considered a defect. An active or intermittent water source can cause mold growth and property damage, such as wood rot and structural damage. Also, areas that are exposed to water, moisture and dampness are prone to infestation and damage from wood destroying insects, such as termites and powder post beetles. Please note, due to the areas of standing water, the crawl space could not be fully and properly inspected. Costly repairs should be anticipated with crawl spaces that have water intrusion. It is beyond the scope of a general home inspection to enter areas of standing water, entering areas with standing water is a potential safety hazard. The water could have an electrical charge to it, the water could be waste/sewage from plumbing pipes, the water could be infested with bacteria, etc.



Discoloration and a foreign substance along the foundation wall. This appears to be a mold like/fungus substance. An active or intermittent water source can cause mold growth and property damage.



Discoloration and signs of water intrusion within the crawl space. An active or intermittent water source can cause mold growth and property damage.



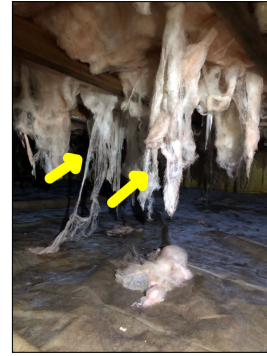
Crack along the foundation. Cracks are considered a defect. Cracks should be repaired/sealed to prevent the intrusion of moisture, insects, wood destroying insects, mice, and radon.

#### 4. Insulation/Vapor Barrier

Findings:

- Recommend general contractor further evaluate and make necessary repairs





Moisture along the insulation. An active or intermittent water source can cause mold growth and property damage.

Torn and displaced insulation. This is considered abnormal and a defect. Most likely the weight of the moisture within the insulation is pulling down the insulation.

### 5. Ventilation



Findings:

- Ventilation appears inadequate
- Inadequate ventilation can create moisture problems

### 6. Beams/Subfloor/Joists/Columns



Findings:

- Limited visibility
- Structural modifications observed
- Mold like substance
- Recommend structural engineer evaluate

Observations:

• Unconventional alterations and pieces of wood wedged into the column supports. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure.



Unconventional boards wedged between the columns and beams. This is considered abnormal and an indication of structural repairs. The repairs are considered amateur craftsmanship.

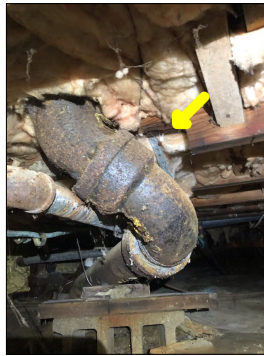
Unconventional boards wedged between the columns and beams. This is considered abnormal and an indication of structural repairs. The repairs are considered amateur craftsmanship.

Mold like substance along the floor joists. An active or intermittent water source can cause mold growth and property damage.





Mold like substance along the floor joists. An active or intermittent water source can cause mold growth and property damage.



Unconventional notches and alterations along the floor joists. This is not a recommended practice. The unconventional notches and alterations can compromise the structural integrity of the floor joists, thus resulting in squeaky floors, sloped floors, cracks along walls and ceilings, doors and windows not properly closing and opening, etc.



The dryer ductwork lacks insulation. This is not a recommended practice. The lack of insulation along the ductwork can allow moisture and condensation to form along the ductwork. An active or intermittent water source can cause the ductwork to rust and corrode. A water source can also cause mold growth and property damage.

### 7. Plumbing/Drainage

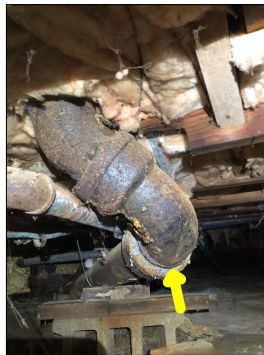
Findings:



- Sump pump observed
- Sump pump operable



Aged galvanized water lines/pipes. Galvanized pipes no longer meet modern day plumbing standards. Galvanized pipes are prone to corroding from the inside out. Galvanized pipes are towards the end of their life expectancy. Repairs or replacement to galvanized pipes should be anticipated.



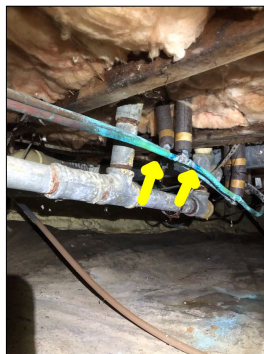
Aged cast iron drain pipes. Cast iron drain pipes no longer meet modern day plumbing standards. Cast iron drain pipes are towards the end of their life expectancy. Repairs or replacement to cast iron drain pipes should be anticipated.



Rust, corrosion and pitting along the plumbing pipes.



The sump pump is operable.



Rust and corrosion along the plumbing pipes.



Rust and corrosion along the plumbing pipes.





The drain pipe is resting on some blocks. This is considered abnormal and amateur craftsmanship.

## 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. Hallway

Marginal



Cracks along the ceiling.

### 4. 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.
- Several cracks observed throughout the house along the walls and ceilings. This is considered abnormal and a defect. Please review entire report for additional notes and photos of cracks.

## Cooling System

### 1. Cooling System

Findings:

- The house is not equipped with a central cooling system

## Heating System

### 1. Energy Source

Type:

- Electric

### 2. Heating System

Marginal

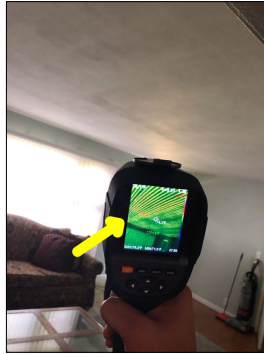


Findings:

- The house is not equipped with a central heating system. The house has electric wall units and electric heating elements in the ceiling. The electric heating system is original, which means it's aged. Unexpected repairs should be anticipated.
- Inoperable heating elements in bedroom 1



Operable heating elements.



Operable heating elements.



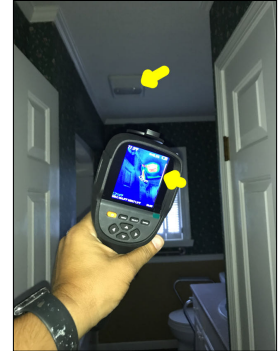
Operable heating elements.



Operable heating elements.



Operable heating elements.



Operable heating elements.



Operable heating elements. The ceiling elements have been disconnected and a wall unit has been installed. This is bedroom 2.



The heating elements in bedroom 1 are inoperable.



Operable heating elements.

# Plumbing

## 1. Main Water Shut-Off Valve



Apparent main water shut-off valve.

## 2. Visible Water Distribution Plumbing

Materials:

- Copper
- Polybutylene

## 3. Visible Drain/Vent Plumbing

Materials:

- PVC
- Cast iron
- Galvanized

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



Findings:

- Limited visibility
- Rust/Corrosion
- S-traps/unconventional traps
- No hot water present
- Polybutylene water supply lines
- Aged pipes
- Please review entire report
- Recommend licensed plumber further evaluate and make necessary repairs.

### 5. Pressure Tank/Well Pump



Pressure tank.



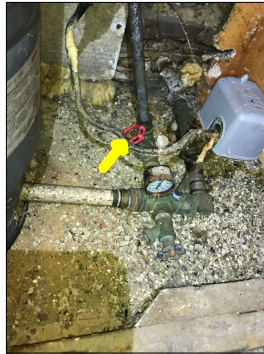
The well pressure was approximately 55 PSI during the inspection.



Signs of water damage and moisture observed. An active or intermittent water source can cause property damage and mold growth.



Mold like substance along the wall.



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.



Heat lamp/bulb observed. This area might get below freezing temperatures in the winter and heat and insulation are needed to ensure water pipes and components do not freeze and burst, thus causing property damage.



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.



### 6. Well Pump

- Location:
- Submersible

### 7. Water Softener



- Findings:
- Discoloration
  - Mold like substance



Water softener.



Mold like substance along the water softener. An active or intermittent water source can cause mold growth and property damage.



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.

### 8. Water Quality Test

- Water quality test:
- No

### 9. Wellhead




The wellhead cover is loose.

# Water Heater

## 1. Water Heater General Information

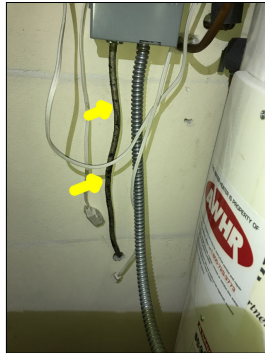
- Brand/Approximate Age:
- Brand/Vaughn
  - The approximate age of the water heater is 30+ years
- Type:
- Electric

## 2. Water Heater

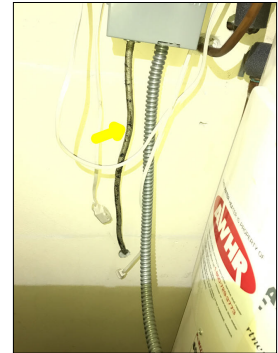
- Poor ✓  Age
- Findings:
- No hot water
  - Rust/corrosion



Water heater.



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.



The wires are not wrapped in conduit. This is considered abnormal, amateur craftsmanship and a potential safety hazard. Wires should be wrapped in conduit to protect both humans and the electrical wiring. Wires that lack conduit can potentially get pulled, become loose, or damaged, thus creating shock hazards and/or fire hazards.



Water heater data plate.



Corrosion along the end of the temperature and pressure relief valve extension. This is considered a defect and an indication that the water heater might have discharged in the past.



Corrosion along the water supply lines.



There was no hot water in the house on the day of the inspection. The circuit breaker for the water heater was turned off. It is beyond the scope of a general home inspection to turn on circuit breakers. Doing so could potentially cause property damage.

# Electrical

## 1. General Information

Location of panels:

- Interior

Voltage/Amperage:

- 120/240 volts
- 200 amps

## 2. Branch Wire

Type:

- Copper
- Aluminum

## 3. Electrical

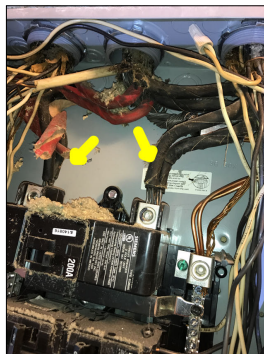


Findings:

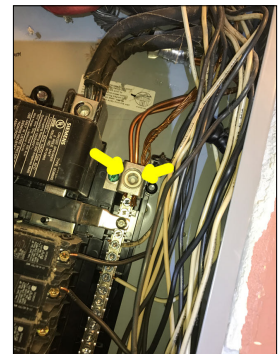
- Double tapped terminals
- Debris
- Panel needs cleaning
- Recommend licensed electrician further evaluate and make necessary repairs



Main circuit breaker.



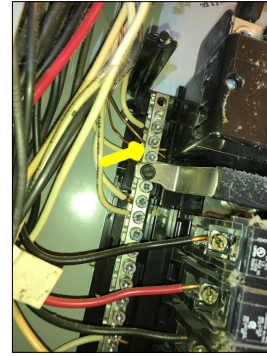
Double tapped terminals. This is a potential safety hazard.



Different gauge wires within the same terminal. This is a potential safety hazard. The different size wires within the terminal can create a poor connection, thus causing spark, arcing and/or fire.



Aluminum stranded branch wire. It is required by the standards of practice to let the client know the metallic type of branch wiring. Aluminum stranded branch wire is common for current electrical wiring practices.



Different gauge wires within the same terminal. This is a potential safety hazard. The different size wires within the terminal can create a poor connection, thus causing spark, arcing and/or fire.

#### 4. Service Wires/Meter



There are signs of nesting within the soffit that is adjacent to the main service wires. Wildlife activity can cause property damage. Also, there is a hole along the roof where the service wires are coming in (See roof section). Water intrusion into the meter box is a safety hazard. Recommend the service wires/meter box be further evaluate by a licensed electrician and necessary repairs be made.

# Glossary

| <b>Term</b> | <b>Definition</b>   |
|-------------|---|
| Cellulose   | Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.  |
| 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.   |