

FAMILYGUARD

HOME INSPECTION REPORT



Inspector: Alex Bishop
License #: HI01600042

6001 Fitchburg Pl. Fort Wayne, IN 46815
Inspection Prepared For: Seller

Date of Inspection: 7/11/2026
Age of House: 53 Years
Weather: Recent Rain

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior		
Page 47 Item: 5	Additional Information	• The home exhibits deferred maintenance and is in below-average overall condition. Improvements and repairs should be anticipated to address the observed deficiencies and restore the property to a more typical condition. Please review the entire home inspection report for detailed observations, recommendations, and supporting photographs. • At the time of the inspection, the home contained excessive clutter, debris, and household items throughout multiple areas. These conditions limited visibility of building components and restricted access to portions of the property.

Grounds

1. Driveway



Findings:

- Cracks/deterioration/pitting

2. Service Walks/Steps



Findings:

- Cracks/deterioration/pitting

3. Porch



The column is loose/detached.



The column is loose/detached.

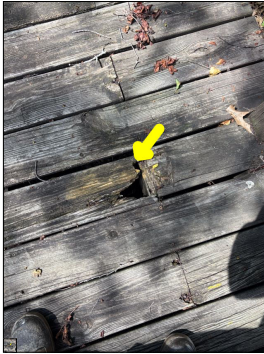


Wood rot damage along the columns. This is considered a defect. Wood rot damage is unsightly and can cause structural and property damage.



Cracks and deterioration along the porch.

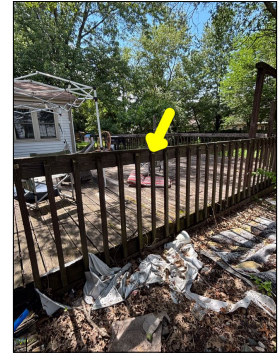
4. Patio/Deck



Wood rot damage.



The step is loose.



The railing is loose.

5. Hose Bibs



Findings:

- No anti-siphon/frost free valve



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.

6. Landscaping

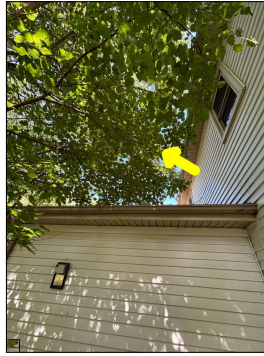


Findings:

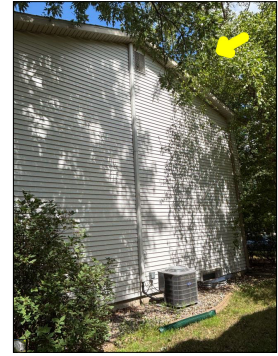
- Trim back trees/shrubberies
- Mulch/ground in close proximity with siding
- Remove wood/leaves/debris from around house



Window wells observed. Window wells can act as traps for water, thus causing excessive hydrostatic pressure against the foundation walls. Excessive hydrostatic pressure against the foundation can cause water intrusion into the house and potential foundation problems. Also, window wells can cause water intrusion from the windows.



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.



Tree adjacent to the house. Tree roots can cause foundation problems and can create structural damage to the foundation. Also, trees that are next to the house can potentially fall on the house, potentially causing bodily harm and damage to the house.



Overgrown grass observed in some areas.

Roof

1. Roof Visibility

Findings:

- Partial visibility/accessibility
- 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

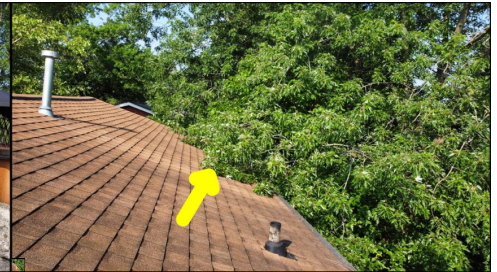
Marginal
✓



General photo of the roof.



General photo of the roof.



Vegetation in proximity of the roof. Falling branches can damage the roof system. Also, vegetation in proximity of the roof can enable small animals and rodents access to the roof. Wildlife activity can cause property damage. Visibility of the roof was limited due to the vegetation.



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.



Tree branches observed along the roof. Falling tree branches can cause damage to the roof system, thus resulting in water intrusion into the attic/house.

Exterior

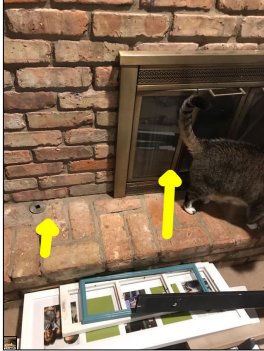
1. Chimney/Fireplace

Marginal



Findings:

- Recommend chimney professional further evaluate and make necessary repairs
- 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.



The fireplace is a gas fireplace. There is no apparent electronic ignition. It is beyond the scope of a general home inspection to light fuel burning appliances. Doing so could cause property damage. Recommend a licensed chimney/fireplace professional further evaluate to make sure the fireplace is in good working condition and safe to use.



Cracks along the chimney. Cracks are considered defects and potential leak points.



Cracks along the chimney. Cracks are considered defects and potential leak points.



The firebox and rear wall of the masonry fireplace exhibited significant soot accumulation, staining, and areas of apparent deterioration. The rear firebrick/masonry appears to have experienced heat-related wear, and the condition of the firebox could not be fully evaluated due to the heavy soot deposits. These conditions are consistent with prolonged use and may indicate damage to the firebox lining or mortar joints. Continued operation in this condition may present a fire safety concern.

2. Gutters

Marginal



Unconditional tape along the gutter system. This is considered abnormal and amateur craftsmanship.

3. Siding

Marginal



Findings:

- 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



Unconventional tape along the door bell.



Loose/detached 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.



Discoloration along the siding.



The handle is missing. Due to the missing handle, I was unable to open the door and inspect building materials behind the door.



Dents along the siding.



Discoloration along the siding.

4. Foundation/Slab



Findings:

- Limited visibility



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.



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.

5. Exterior Electrical

Marginal



The lights are inoperable. The bulbs might be burned out or the lights could be on a daylight sensor.



The light is inoperable.



The weather protection cover is missing. The lack of a proper exterior cover is a potential safety hazard. Without a cover, moisture can get into the electrical wiring/components, thus causing spark, arcing and/or fire.

6. Wood Destroying Insect Damage/Treatment

Findings:

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

Garage

1. Overhead Door(s)

Poor



The overhead door is inoperable.

2. Automatic Opener

Poor



Findings:

- Inoperable



The automatic opener is inoperable. It is 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

Acceptable



Excessive clutter within the garage. Visibility and accessibility were limited.

4. Walls/Ceiling

Poor



Findings:

- Discoloration



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



Cracks along the ceiling.

5. Doors

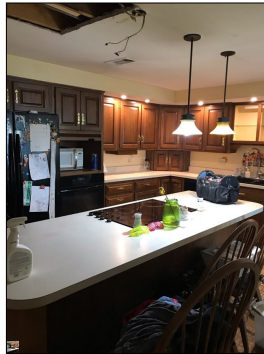
Marginal



Damage/dents along the door.

Kitchen

1. General



Kitchen.

2. Cabinets/Countertops



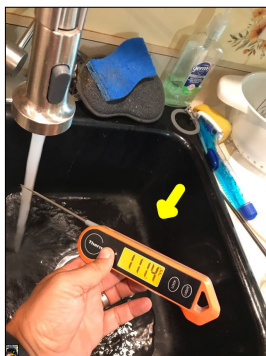
Pest control observed.

3. Sink/Faucet/Plumbing



Findings:

- Limited visibility underneath the sink



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 111 degrees Fahrenheit.



Rust/corrosion along the plumbing pipes.



A bucket of water underneath the sink. This is considered abnormal and an indication of an active or intermittent plumbing leak.



Rust/corrosion along the faucet/sink.

4. Walls/Ceiling

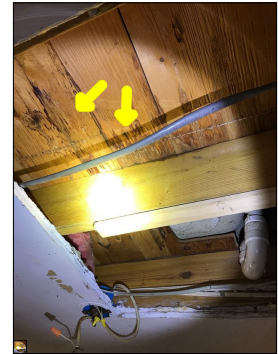
Poor
✓



Unfinished ceilings.



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.



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



Cracks along the ceiling.



Cracks along the ceiling.

5. Floor

Poor
✓

Findings:

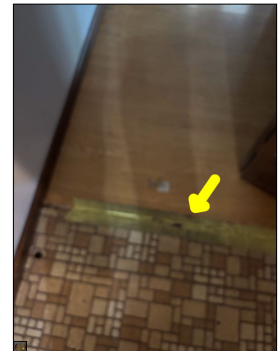
- Squeaks
- Slopes



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



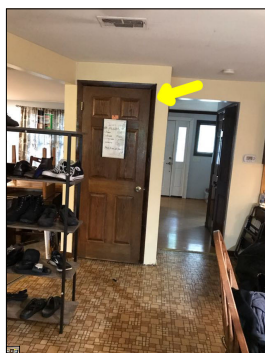
Unconventional board along the floor.



Unconventional tape along the floor.

6. Doors

Marginal
✓



The door rubs the frame during operation.

7. Windows

Acceptable
✓

8. Electrical

Marginal
✓



Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.



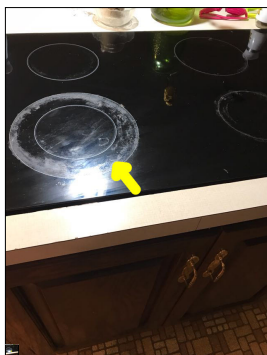
Exposed wires. This is a potential safety hazard.



Non **GFCI** protected receptacles.

9. Range

Poor
✓



Discoloration along the burners.



Detached knobs.

10. Exhaust Fan

Findings:

- None apparent

11. Dishwasher

Findings:

- Dirty/needs cleaning

Marginal

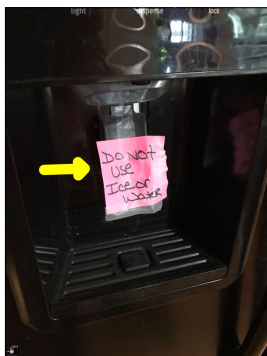
12. Dishwasher Drain Line Looped

Findings:

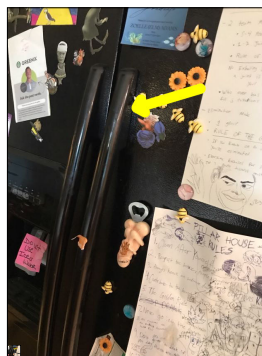
- Yes

13. Refrigerator

Marginal



The ice and water dispenser is inoperable.



The handle is loose.

Laundry

1. General

Laundry.

2. Dryer Exhaust



Findings:

- Recommend cleaning ductwork

3. Receptacles/Lights

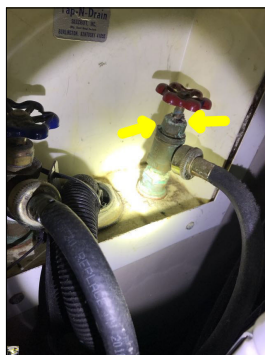


4. Plumbing



Findings:

- Rust/corrosion



Rust/corrosion along the washer hook up lines.

5. Dryer

Findings:

- Operable

6. Washing Machine

Findings:

- Operable

7. Doors



Findings:

- Aged rear entry door

8. Walls/Ceiling



9. Floor



10. Heating Source

Heating source observed:

- Yes

11. Laundry Sink

Marginal



Unconventional tape along the water plumbing lines. This is considered abnormal and does not meet the industry standard.

Bedroom 1

1. General



Bedroom.

2. Walls/Ceiling

Acceptable



3. Floor

Acceptable



Findings:

- Squeaks

4. Doors

Acceptable
✓

5. Windows

Acceptable
✓

6. Electrical

Acceptable
✓

7. Heating Source

Heating source observed:

- Yes

Bedroom 2

1. General

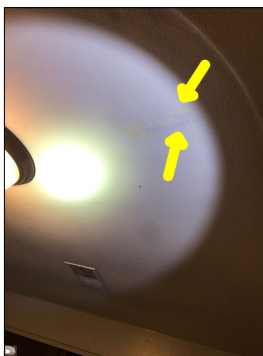
Bedroom.

2. Walls/Ceiling

Marginal
✓

Findings:

- Discoloration



Discoloration along the ceiling.

3. Floor



Acceptable

Findings:
• Squeaks

4. Doors



Marginal



Damage along the door.

5. Windows



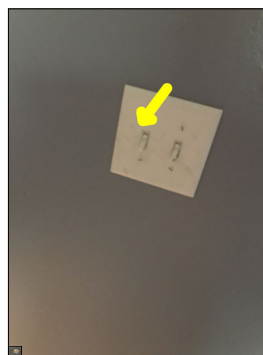
Acceptable

6. Electrical

Marginal



The light is inoperable.



I was unable to find a function for the switch. There are no apparent lights or receptacles that are linked to the switch.

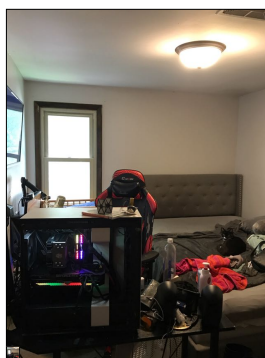
7. Heating Source

Heating source observed:

- Yes

Bedroom 3

1. General



Bedroom.

2. Walls/Ceiling

Acceptable



3. Floor

Acceptable



Findings:

- Squeaks

4. Doors

Poor
✓



Missing door.

5. Windows

Acceptable
✓

6. Electrical

Acceptable
✓

7. Heating Source

Heating source observed:
• Yes

Bedroom 4

1. General



Bedroom.

2. Walls/Ceiling

Marginal



Findings:

- Discoloration



Discoloration along the ceiling.

3. Floor

Acceptable



Findings:

- Squeaks

4. Doors

Marginal



The door drags the floor during operation.

5. Windows

Acceptable



6. Electrical

Marginal
✓



I was unable to find a function for the switch. There are no apparent lights or receptacles that are linked to the switch.

7. Heating Source

Heating source observed:

- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

Marginal



Inoperable drain stopper.

3. Toilet

Poor



Findings:

- Loose bowl/tank
- Seat/lid loose



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.

4. Walls/Ceiling

Acceptable



5. Floor

Acceptable



6. Doors

Acceptable



7. Windows

Acceptable



8. Electrical



Findings:

- GFCI protected receptacles

9. Exhaust Fan

Findings:

- Operable

10. Heating Source

Heating source observed:

- No
- None visible

Bathroom 2

1. General



Bathroom.

2. Sinks/Plumbing

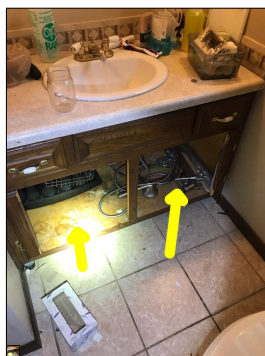


Findings:

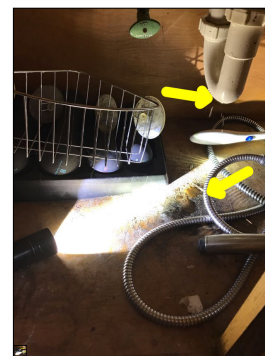
- Limited visibility underneath the sink



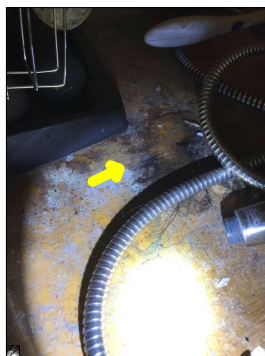
Inoperable drain stopper.



Missing doors.



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



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

3. Shower/Bathtub



Unconventional beads of caulk along the shower/bath. This is considered amateur craftsmanship. The beads of caulk will discolor and deteriorate with time and potentially mold. The caulk will require regular maintenance to prevent water from getting underneath the caulk and behind the shower/bath wall. A properly installed shower/bath will have edges that overlap and the overlapped edges will properly shed water and create liquid tight seams. Beads of caulk can actually trap water and allow water to get behind the shower/bathtub wall and within the wall cavities, thus causing potential mold growth and property damage.



Chips/holes along the bathtub. Chips/holes are considered defects and are potential leak points.



The showerhead leaks during operation.

4. Toilet



5. Walls/Ceiling

Marginal



Flaking and peeling along the walls.

6. Floor

Acceptable



7. Doors

Marginal



The door does not latch properly.

8. Windows

Acceptable



9. Electrical

Marginal



Findings:

- Non GFCI protected receptacles



Non GFCI protected receptacles.

10. Exhaust Fan

- Findings:
- Operable

11. Heating Source

- Heating source observed:
- No
 - None visible

Bathroom 3

1. General



Bathroom.

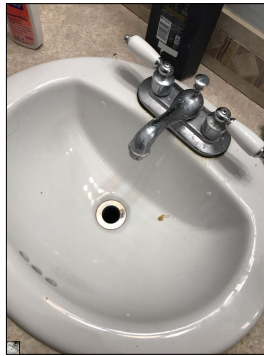
2. Sinks/Plumbing

- Findings:
- Limited visibility underneath the sink

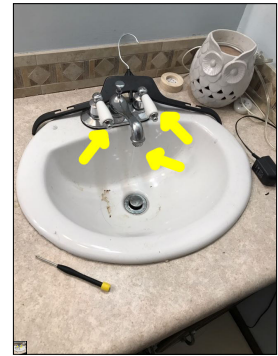
Poor ✓



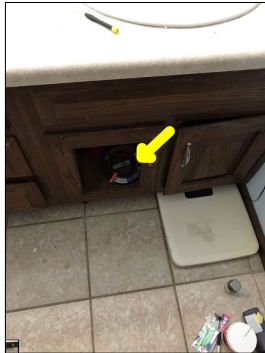
Inoperable drain stopper.



Inoperable drain stopper.



Inoperable faucet.



Damaged doors.



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

3. Shower/Bathtub

Poor
✓



Missing drain stopper.



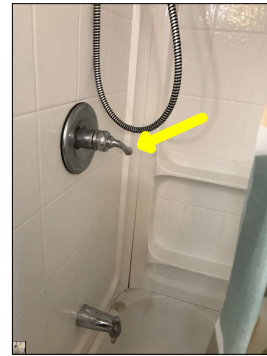
Damage along the bathtub.



Detached handle.



The showerhead leaks during operation.



There is not a stop along the handle to turn off the water from the faucet/showerhead. This is considered abnormal and does not meet the industry standard. The lack of a stop makes it difficult to fully close the water valve so the water is completely turned off.

4. Toilet

Marginal
✓



Missing lid.

5. Walls/Ceiling

Marginal
✓

Findings:
• Flaking/peeling



Flaking and peeling along the ceiling.



Holes/damage along the wall.

6. Floor

Marginal
✓

Findings:
• Cracks



Cracked floor tiles.

7. Doors

Poor
✓

Findings:

- Broken/missing/loose hardware



Missing handle. Due to the missing handle, I was unable to open the door and inspect building materials behind the door.

8. Windows

Acceptable
✓

9. Electrical

Acceptable
✓

Findings:

- GFCI protected receptacles

10. Exhaust Fan

Findings:

- Operable

11. Heating Source

Heating source observed:

- No
- None visible

Living Room

1. General

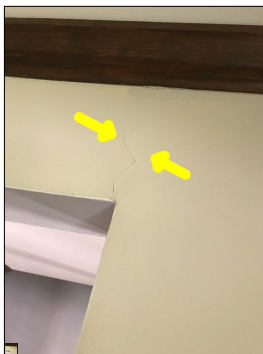


Living room.

2. Walls/Ceiling

Marginal
✓

Findings:
• Cracks



Cracks along the walls.

3. Floor

Acceptable
✓

Findings:
• Squeaks

4. Windows

Marginal
✓



The lock does not catch the latch keeper.

5. Electrical

Acceptable
✓

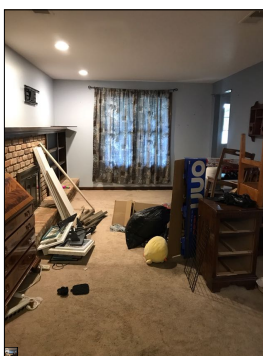
6. Heating Source

Heating source observed:

- Yes

Family Room

1. General



Family room.

2. Walls/Ceiling

Poor
✓

Findings:

- Gaps



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



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



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

3. Floor

Acceptable
✓



Pest control observed. Wildlife activity can cause property damage.

4. Doors

Acceptable
✓

5. Windows

Acceptable
✓

6. Electrical

Acceptable
✓

7. Heating Source

Heating source observed:
• Yes

Dining Room

1. General



Dining room.

2. Walls/Ceiling

Marginal
✓

Findings:

- Cracks



Cracks along the walls.



Cracks along the walls.

3. Floor

Acceptable
✓

Findings:

- Squeaks

4. Windows

Acceptable
✓

5. Electrical

Acceptable
✓

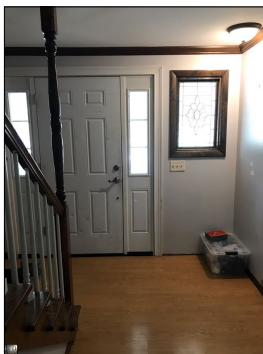
6. Heating Source

Heating source observed:

- Yes

Foyer

1. General



Foyer.

2. Walls/Ceiling

Marginal
✓



There is a contrast of texture along the wall. This is considered abnormal, amateur craftsmanship and an indication that previous repairs were made to the wall.

3. Floor

Marginal
✓

Findings:

- Squeaks
- Slopes



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

4. Doors

Marginal



Findings:

- Aged entry door



Damage/dents along the door.



The suspension to the storm door is detached.

5. Windows

Marginal



6. Electrical

Marginal



I was unable to find a function for the switch. There are no apparent lights or receptacles that are linked to the switch.

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:

- Debris within the insulation
- Clutter within the attic

4. Ventilation

Marginal
✓

Findings:

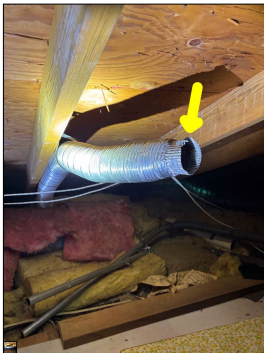
- Ventilation appears inadequate
- Inadequate ventilation can create moisture problems

5. Exhaust Fans/Exhaust Ductwork

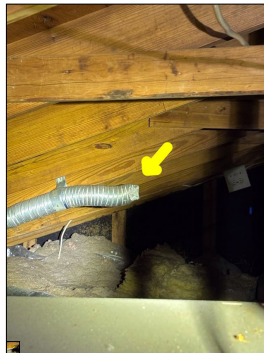
Poor
✓

Findings:

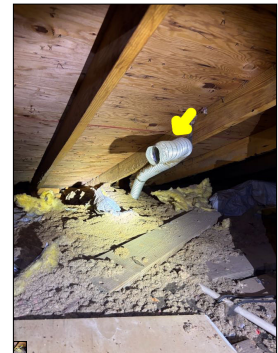
- Fans exhaust into the attic
- Exhaust fans not vented to the exterior can cause mold growth and property damage.
- The exhaust ductwork lacks insulation



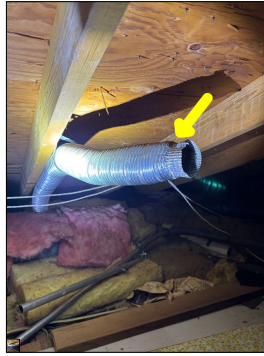
The bathroom exhaust fan vents into the attic. This is not a recommended practice. Exhaust fans venting into the attic can cause mold growth. An active or intermittent water source can cause mold growth. Exhaust fans should vent to the exterior. Exhaust fans should have their own termination and not share a termination with an attic vent, such as a roof vent or soffit. Also, the ductwork for the fan should be properly insulated so condensation does not form along it, thus potentially causing mold growth.



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The exhaust ductwork lacks insulation. It is recommended for exhaust ductwork to be insulated in non climate controlled areas, such as an attic. The lack of insulation can cause condensation to form along the ductwork. An active or intermittent water source can cause mold growth and property damage.

6. Sheathing/Framing

Marginal

Findings:

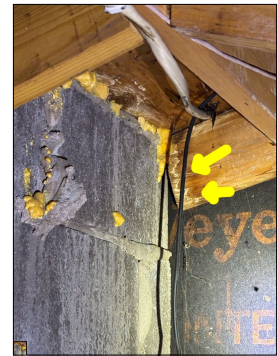
- Limited visibility



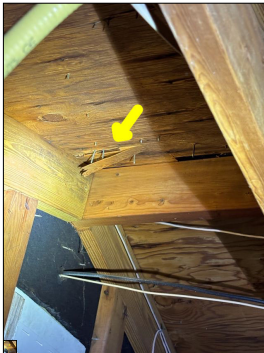
The attic steps are damaged. This is a safety hazard.



Debris and clutter within the attic. Visibility and accessibility were limited.



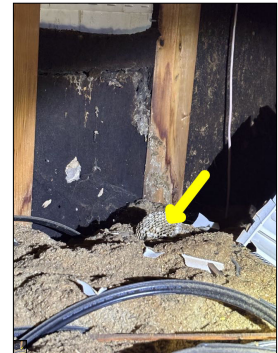
Discoloration along the sheathing. An active or intermittent water source can cause discoloration, mold growth and property damage.



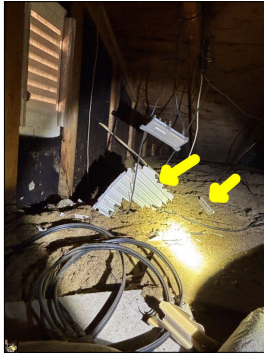
Areas of delaminated sheathing. This is considered abnormal and a defect. Delaminated sheathing is primarily caused by an active or intermittent water source. An active or intermittent water source can cause mold growth and property damage.



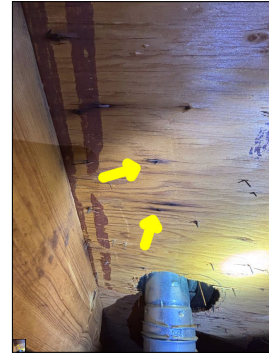
Wasp nest observed. Wildlife activity can cause property damage.



Wasp nest observed. Wildlife activity can cause property damage.



Debris and clutter within the attic.



The black discoloration is a potential mold like substance. This is caused by an active or intermittent water source. In most cases, the discoloration is caused by inadequate attic ventilation. The black discoloration observed in the photo was most likely from previous roofing nails condensating in the attic. The condensation would be absorbed by the adjacent wood, thus causing the black discoloration. An active or intermittent water source can cause mold growth and property damage.

7. Electrical



Exposed wires. This is a potential safety hazard.

Basement

1. Foundation Type

- Findings:
- Poured concrete

2. Foundation/Floor

- Findings:
- Limited visibility





Pest control observed. Wildlife activity can cause 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.



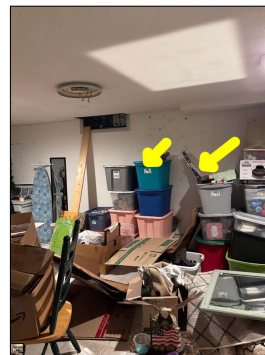
Mold like substance. An active or intermittent water source can cause mold growth and property damage.



Debris and clutter within the crawl space.



Debris and clutter within the crawl space.



Excessive clutter in the basement. Visibility and accessibility were limited.

3. Windows



4. Walls/Ceiling



Damage along the ceiling.

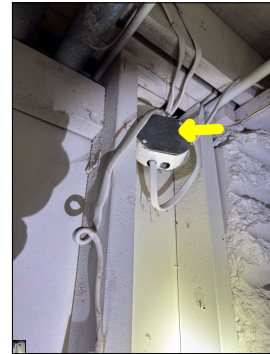


Mold like substance. An active or intermittent water source can cause mold growth and property damage.

5. Electrical



Exposed wires. This is a potential safety hazard.



Loose electrical components.

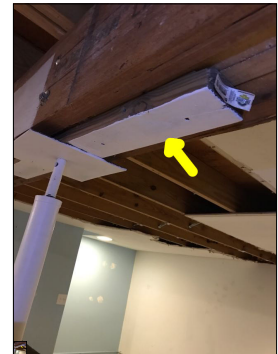
6. Beams/Subfloor/Joists/Columns



Unconventional alterations and column supports. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure.



Unconventional alterations and column supports. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure.



Wood wedged into the columns. This is considered abnormal and amateur craftsmanship. Wood will compress with time and age, thus potentially causing structural movement, cracks along the walls and ceilings, door and windows to not properly latch and floors to slope and squeak.



Structural repairs observed.



Some of the floor joists and subfloor have been painted/coated white. This could potentially be a form of previous mold remediation.

7. Insulation/Vapor Barrier

Marginal



Displaced insulation.

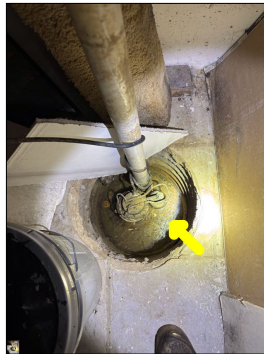
8. Plumbing/Drainage

Marginal



Findings:

- Sump pump observed
- Sump pump operable
- Aged sump pump



The general rule of thumb is that if you do not know how old your sump pump is, it should probably be replaced, or at the very least inspected, cleaned and maintained by a licensed plumber. Most sump pumps should be replaced every five years or according to the manufacturer's suggestion. FamilyGuard always recommends a backup sump pump to the primary sump pump. Sump pumps should always discharge at minimum 25 plus feet from the house. Please note, it is not always possible to locate the discharge location of a sump pump. This is because of several reasons, such as, interior walls/ceilings/drywall blocking the visibility of following the discharge pipe to the exterior of the house, a low water table underneath the house which means the sump pump is not in periodic operation during the inspection, buried sump pump discharge pipe along the exterior, etc. Failure to properly discharge water away from the house can cause excessive hydrostatic pressure against the foundation walls and an elevated water table underneath the house, thus causing excessive wear and tear on the sump pump, potential foundation issues and possible water intrusion into the house.

9. Crawl Space Notes

Notes:

- Restricted access
- The crawl space had limited accessibility and visibility due to low clearance, plumbing, etc.

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

Poor ✓



Holes along the walls.



Detached doors.



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

5. 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.
- The home exhibits deferred maintenance and is in below-average overall condition. Improvements and repairs should be anticipated to address the observed deficiencies and restore the property to a more typical condition. Please review the entire home inspection report for detailed observations, recommendations, and supporting photographs.
- At the time of the inspection, the home contained excessive clutter, debris, and household items throughout multiple areas. These conditions limited visibility of building components and restricted access to portions of the property.

Cooling System

1. Cooling System Information

Findings:

- Brand/Carrier
- The approximate manufacture date is 2017

2. Refrigerant Type

Findings:

- R410

3. Cooling System

Marginal

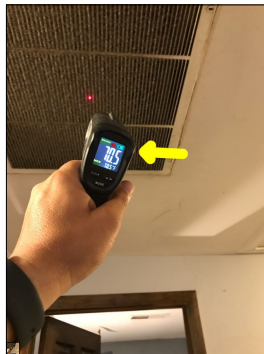


Findings:

- The temperature drop for the air conditioning was approximately 13 degrees Fahrenheit.
- Needs cleaning/serviced
- No current service record
- Service recommended



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 57 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 70 degrees Fahrenheit.



Condenser.



Condenser data plate.

Heating System

1. Heating General Information

- Brand/Approximate Age:
- Brand/Carrier
 - The approximate manufacture date is 2017
- Heat Exchanger:
- Sealed
 - Not visible

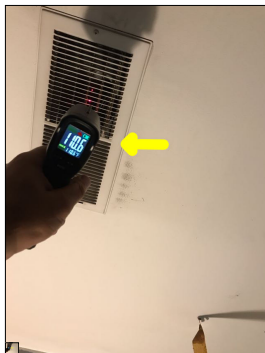
2. Energy Source

- Type:
- Gas

3. Heating System



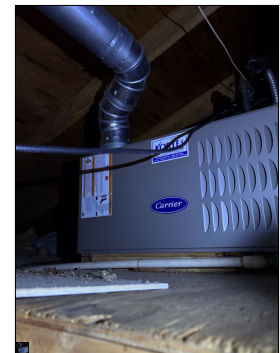
- Findings:
- The temperature rise for the furnace was approximately 32 degrees Fahrenheit.
 - No current service record
 - Service recommended
 - Rust/corrosion
 - Please note, there is no indication that the furnace or air conditioning has experienced annual routine preventative maintenance. It is recommended that appliances have annual maintenance to prolong the life of the appliance, ensure the appliances are operating at optimal performance, keep warranties valid and help avoid unexpected/costly repairs.



The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 110 degrees Fahrenheit.



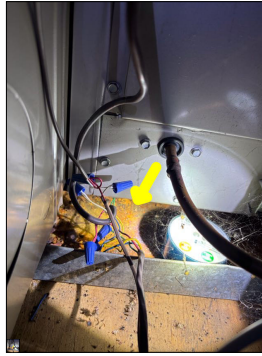
The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 78 degrees Fahrenheit.



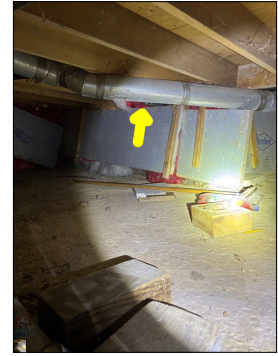
Furnace. Please note, the furnace is located in the attic.



Furnace data plate.



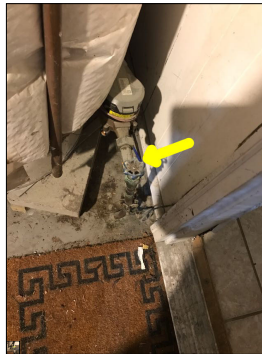
Rust and corrosion underneath the furnace within the pan. This is considered a defect and an indication that the furnace or evaporator coil leaked in the past. No leaks in this area were observed on the day of the inspection. An active or intermittent water source can cause property damage.



The HVAC 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. This is located in the crawl space.

Plumbing

1. Main Water Shut-Off Valve



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

4. Visible Drain/Vent Plumbing

Materials:

- **PVC**

5. Condition Of Water Supply/Drain/Vents Plumbing



Findings:

- Limited visibility
- Rust/Corrosion
- Leaks observed/please review entire report
- Hot water present
- Please review entire report
- Recommend licensed plumber further evaluate and make necessary repairs.

6. Visible Fuel Lines

Materials:

- Black iron

7. Condition Of Fuel Lines



8. Water Quality Test

Water quality test:

- No

Water Heater

1. Water Heater General Information

Brand/Approximate Age:

- Brand/Unknown
- The approximate age of the water heater is 10 - 15+ years

Type:

- Gas

2. Water Heater



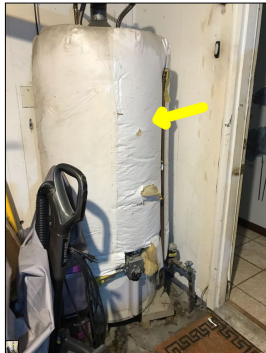
Water heater.



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.



The water heater vents into the chimney. This is a potential safety hazard as the chimney might not be properly equipped for proper drafting for appliances. Improper drafting can release carbon monoxide into the house and can potentially cause a fire. Recommend a licensed HVAC technician further evaluate, perform a combustion test on the chimney and make necessary repairs.



Insulation wrapped around the water heater. This is a potential fire hazard. Insulation is a combustible.



Corrosion along the water supply lines.



Rust and corrosion along the flue. This is considered a defect and a potential safety hazard. Rust and corrosion can create holes along the flue, thus allowing exhaust fumes and carbon monoxide into the house.

Electrical

1. General Information

Location of panels:

- Garage

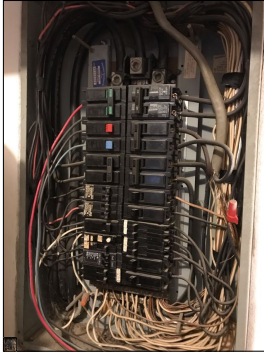
Voltage/Amperage:

- 120/240 volts
- Apparent 125 amps

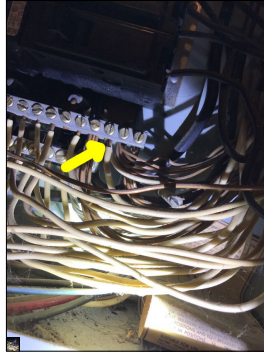
2. Branch Wire

Type:
• Copper

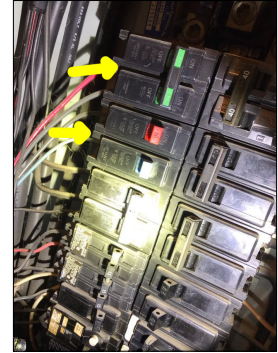
3. Electrical



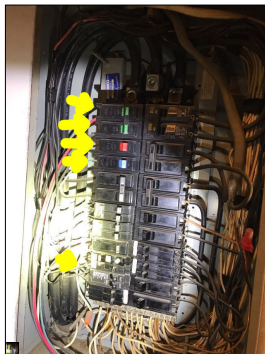
General photo of the circuit breaker panel. Please note, the panel is most likely original to the house. Which means it's aged.



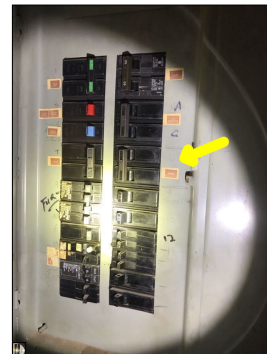
Double tapped neutral wires. Neutral wires should not share a terminal with any other wires, including ground wires. Double tapped neutrals are considered a safety hazard. Double tapped neutral wires do not allow the circuit to be isolated if the circuit needs to be worked on. Also, double tapped neutral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



Aged Bryant circuit breakers. Aged circuit breakers can become a potential safety hazard due to being old. It is recommended that aged circuit breakers be replaced and upgraded to meet current day standards. The manufacturer Bryant no longer exist.



Electrical panel/circuit breaker manufacturer mismatch within the circuit breaker panel. The defect is because not all busbars are the same size and have the same dimensions. A circuit breaker from another manufacturer might not properly fit the busbar, thus creating a poor/loose connection.



Main circuit breaker.

Glossary

Term	Definition
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.