FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

702 W. Pettit Ave. Fort Wayne, IN 46807
Inspection Prepared For: Seller

Date of Inspection: 4/27/2026
Age of House: 76 Years
Weather: Raining

Table Of Contents

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.

Kitchen		
Page 14 Item: 5	Floor	• Standing water observed along the floor. This is considered abnormal and a defect. An active or intermittent water source can cause mold growth and property damage. This is an indication of a plumbing leak.
Basement		
Page 36 Item: 3	Foundation/Floor	• Cracks along the foundation walls. Cracks are considered a defect. • Cracks and signs of movement along the foundation walls. • Moisture/dampness observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.
Page 39 Item: 8	Plumbing/Drainage	• Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.
Cooling System		
Page 43 Item: 3	Cooling System	• The temperature drop for the air conditioning was approximately -1 degrees Fahrenheit. This is considered abnormal and a defect. A typical temperature drop should be between 10 - 14 degrees. Due to the abnormal temperature drop, recommend licensed HVAC technician further evaluate and make necessary repairs.
Plumbing		
Page 46 Item: 5	Condition Of Water Supply/Drain/Vents Plumbing	• Several plumbing defects observed throughout the house, please review the entire report for additional information and photos.
Water Heater		
Page 46 Item: 2	Water Heater	• The water heater leaks. An active or intermittent water source can cause property damage and mold growth.
Electrical		
Page 48 Item: 3	Electrical	• 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.

Grounds

1. Driveway

Marginal

Findings:
• Cracks/deterioration/pitting

Cracks and deterioration along the driveway.

2. Service Walks/Steps

Marginal Safety Hazard

Cracks and deterioration along the service walks.

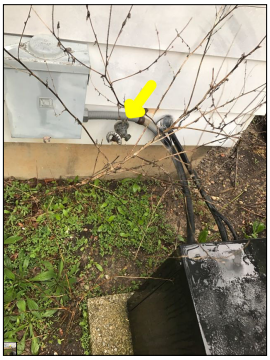
The riser/step is unconventionally high. This is a potential trip hazard. The recommended maximum height for a riser/step is 7 inches.

3. Hose Bibs

Marginal Aged

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 fee 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.



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 fee 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. Also, the handle is broken.

4. Landscaping

Marginal

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

Wood in contact and/or close proximity with the siding of the house. This is not a recommended practice. Wood has the potential to harbor insects, wood destroying insects, harbor pests and hold moisture. Insects, pest and moisture have the potential to create future problems for a house. it is recommended that wood piles be stored at minimum of 25ft from any building structure.

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.

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:
• 10 - 15+ years

5. Condition

Marginal

Condition:
• Amateur craftsmanship
• Recommend licensed roofer further evaluate and make necessary repairs

General photo of the roof.

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.

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.

Unconventional application of sealant along the roof. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage. Also, the shingles are unconventionally installed around the plumbing vent. This application is abnormal and does not meet the industry standard.

Unconventional application of sealant along the roof. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage. Also, the shingles are unconventionally installed around the plumbing vent. This application is abnormal and does not meet the industry standard.

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 dirty and needs cleaning/serviced.

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

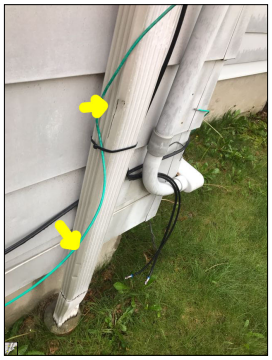
Cracks along the chimney. Cracks are considered defects and potential leak points.

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

2. Gutters

Marginal

Findings:
- Need to be cleaned
- Dents/damage



Dents/damage along the gutter system.

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.

Dents/damage along the gutter system.

3. Siding

Poor

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

Loose/detached siding.

Missing siding.

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.

Flaking and peeling along the siding.

Loose/detached siding.

Discoloration along the siding.

Holes along the siding.

4. Exterior Electrical

Marginal Safety Hazard

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

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

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

5. Wood Destroying Insect Damage/Treatment

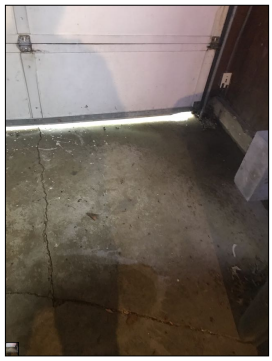
Findings:
- None apparent
- Limited visibility
- Finished walls/ceilings
- Cabinetry/shelving
- Exterior siding
- Dense vegetation
- Moisture/dampness observed in basement/crawl space

Garage

1. Overhead Door(s)

Marginal

Findings:
- Inoperable
- Dents
- Damaged



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

Dents/damage along the overhead garage door.

2. Automatic Opener

Poor

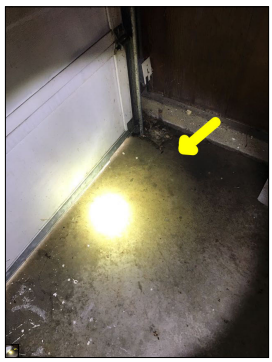
Findings:
- Inoperable

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

Marginal

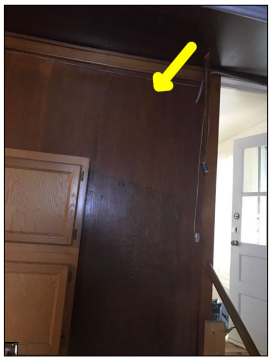
Cracks and deterioration along the floor.



Signs of water, moisture, and dampness. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.

4. Walls/Ceiling

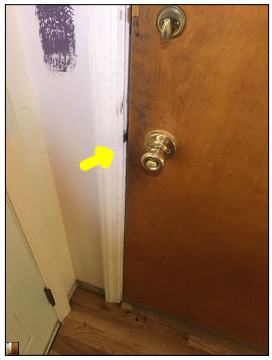
Marginal Safety Hazard



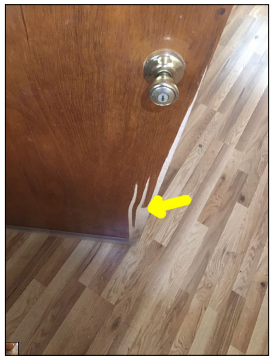
The interior wall that separates the garage from the interior of the house is not covered with gypsum board. The lack of gypsum board is a potential fire hazard. Interior walls between the garage and living areas should be covered with gypsum board.

5. Doors

Marginal

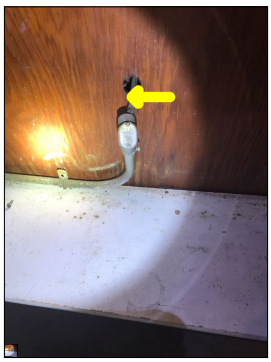


The door does not latch properly.



The door is delaminated.

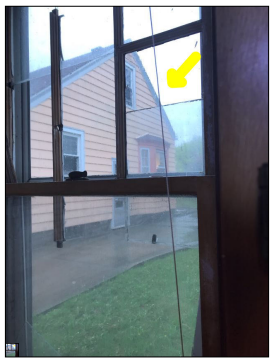
6. Electrical



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.

7. Windows

Aged windows.



The glass window pane is displaced. This is a safety hazard.

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Marginal Aged

3. Sink/Faucet/Plumbing

Poor

Findings:
• Limited visibility underneath the sink

The sink is inoperable.

4. Walls/Ceiling

Poor

Flaking and peeling along the ceiling.

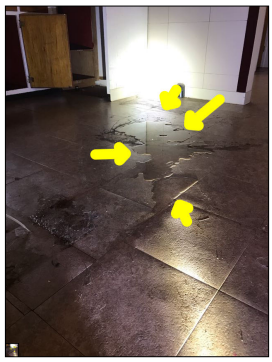
Cracks along the ceiling.

5. Floor

Marginal

Observations:

• Standing water observed along the floor. This is considered abnormal and a defect. An active or intermittent water source can cause mold growth and property damage. This is an indication of a plumbing leak.

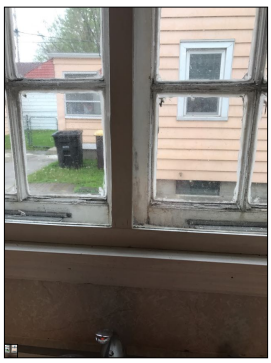


Standing water observed along the floor. This is considered abnormal and a defect. An active or intermittent water source can cause mold growth and property damage. This is an indication of a plumbing leak.

Discoloration along the floor.

6. Windows

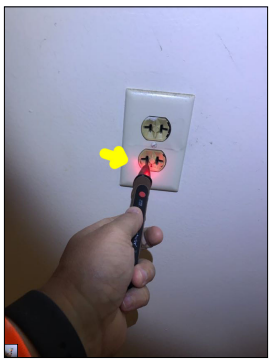
Poor Aged



Aged windows.

7. Electrical

Marginal Safety Hazard



Two prong receptacles. Two prong receptacles are not grounded.

8. Exhaust Fan

Findings:
• Aged

Laundry

1. General

Apparent laundry area.

2. Dryer Exhaust

Findings:
• Recommend cleaning ductwork

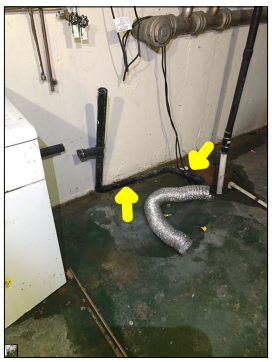
Marginal

3. Receptacles/Lights

Acceptable

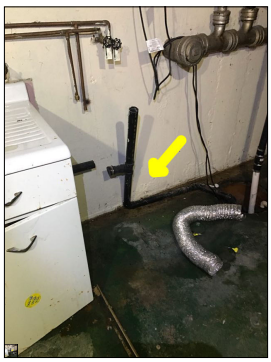
4. Plumbing

Poor



The washing machine unconventionally discharges into the floor drain/pit. This is not a recommended practice and does not meet the industry standard. The washing machine should discharge into the main drain pipes. Recommend licensed plumber further evaluate and make necessary repairs.

Disconnected drain pipe.



The drain line from the washing machine does not have a proper P-trap. The lack of a proper P-trap can potentially allow sewer gases into the house. Sewer gases are a potential safety hazard.

Bedroom 1

1. General

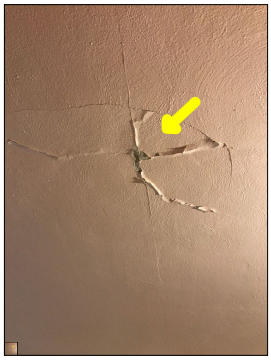
Bedroom.

2. Walls/Ceiling

Poor

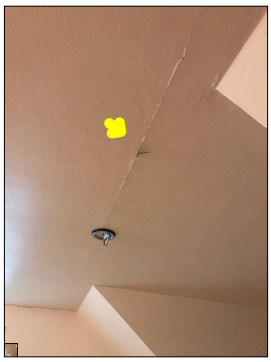
Findings:
- Damaged
- Discoloration

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



Damage along the ceiling.

Cracks along the ceiling.



Cracks along the ceiling.

3. Floor

Findings:
• Squeaks

Acceptable

4. Doors

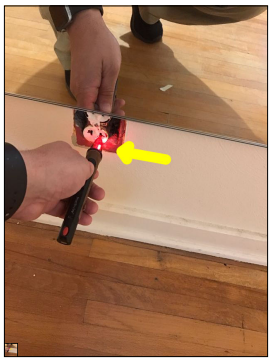
Marginal

The door does not latch properly.

5. Windows

Aged windows.

6. Electrical



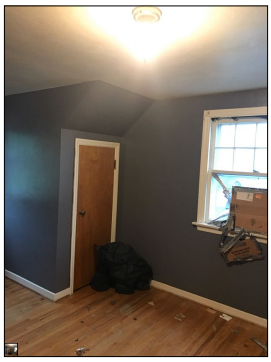
Two prong receptacles. Two prong receptacles are not grounded.

7. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General

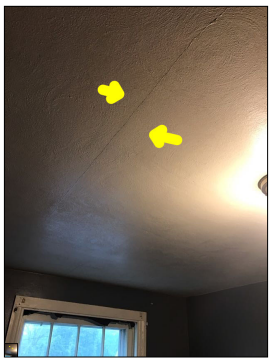


Bedroom.

2. Walls/Ceiling

Marginal

Findings:
• Cracks



Cracks along the ceiling.

3. Floor

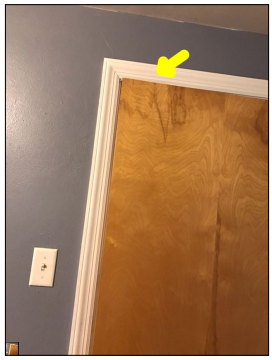
Acceptable

Findings:
• Squeaks

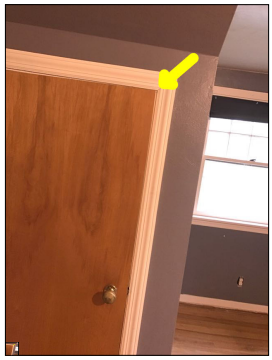
4. Doors

Marginal

Findings:
• Difficult to open/close



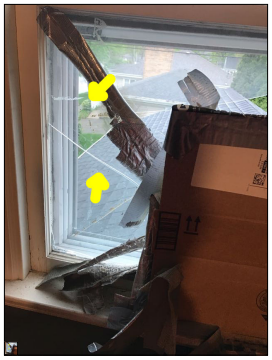
The door rubs the frame during operation.



The door rubs the frame during operation.

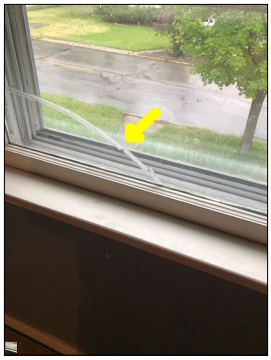
5. Windows

Poor Safety Hazard Aged



Cracked glass.

Aged windows.

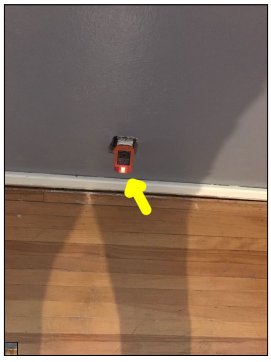


Cracked glass.

6. Electrical

Marginal Safety Hazard

Findings:
- Open ground/neutral



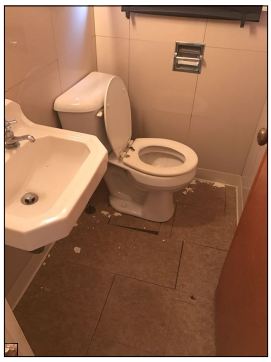
Open ground receptacles.

7. Heating Source

Heating source observed:
- Yes

Bathroom 1

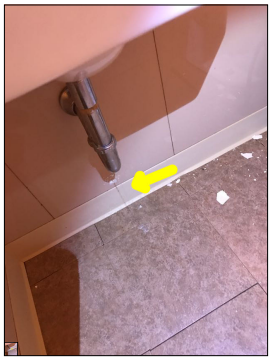
1. General



Bathroom.

2. Sinks/Plumbing

Poor



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

3. Toilet

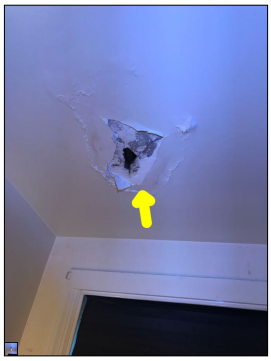
Poor

Inoperable toilet.

4. Walls/Ceiling

Poor

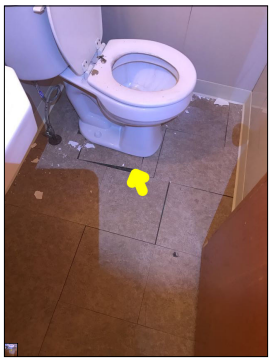
Findings:
- Damaged
- Discoloration



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

5. Floor

Poor



Loose and displaced floor tiles.

6. Doors

Poor

The door does not close properly.

7. Windows

Poor Aged

Aged window.

8. Electrical

Acceptable

Findings:
- GFCI protected receptacles

9. Exhaust Fan

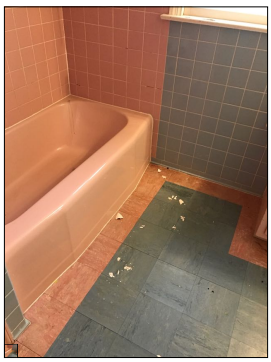
Findings:
- None

10. Heating Source

Heating source observed:
- No
- None visible

Bathroom 2

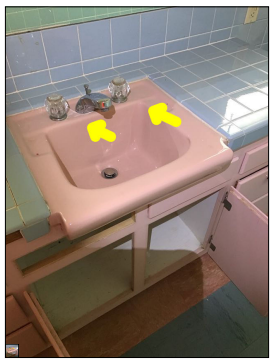
1. General



Bathroom.

2. Sinks/Plumbing

Poor



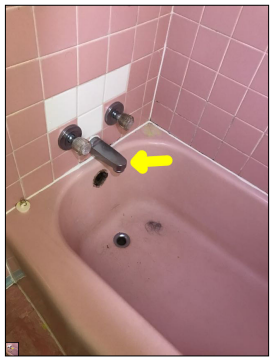
The sink is inoperable.

Missing tiles.

3. Shower/Bathtub

Findings:
• Aged cast iron bathtub

Poor



The faucet is inoperable.

Missing drain stopper. Also, missing hardware.

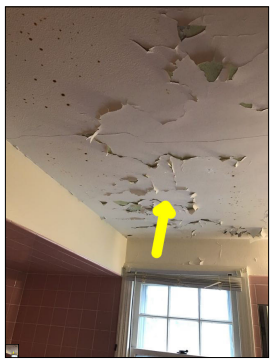
4. Toilet

Poor

Inoperable toilet.

5. Walls/Ceiling

Poor

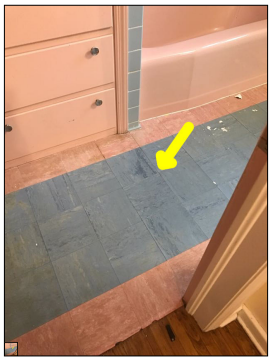


Flaking and peeling along the ceiling.

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

6. Floor

Marginal Safety Hazard



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

7. Doors

Acceptable

8. Windows

Aged windows.

9. Electrical

Findings:
• GFCI protected receptacles

10. Exhaust Fan

Findings:
• None apparent
• 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

Living Room

1. General

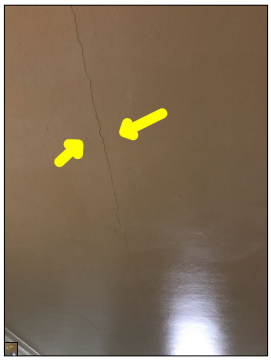
Living room.

2. Walls/Ceiling

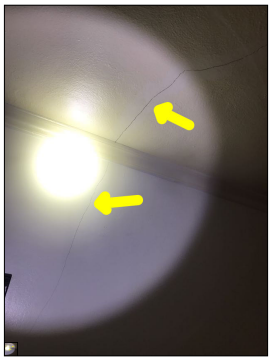
Marginal

Findings:
• Discoloration

Flaking and peeling along the ceiling.



Cracks along the ceiling.



Cracks along the ceiling and walls.

Discoloration along the ceiling. Discoloration along the ceiling is considered abnormal and a defect. An active or intermittent water source can cause discoloration, mold growth and property damage.

Discoloration along the ceiling. Discoloration along the ceiling is considered abnormal and a defect. An active or intermittent water source can cause discoloration, mold growth and property damage.

Missing vent covers.

3. Floor

Acceptable

Findings:
• Squeaks

4. Doors

Marginal

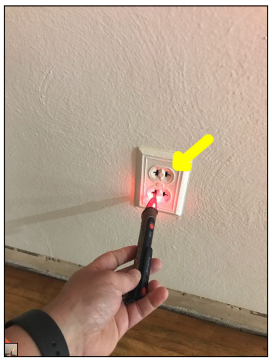
Findings:
• Aged entry door

Flaking and peeling along the door.

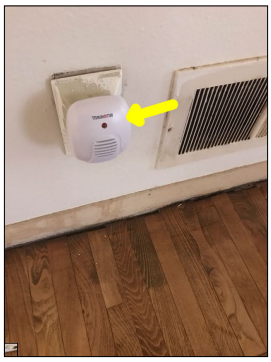
5. Windows

Aged windows.

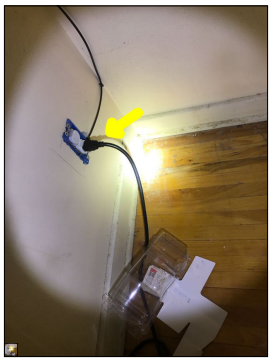
6. Electrical



Open ground receptacles.



Pest control observed. Wildlife activity can cause property damage.



Missing receptacle cover.

7. Heating Source

Heating source observed:
- Yes

Dining Room

1. General

Dining room.

2. Walls/Ceiling

Findings:
• Cracks

Marginal

Cracks along the walls.

Cracks along the ceiling.

Cracks along the walls.

Apparent aged thermostat with missing cover.

3. Floor

Findings:
• Squeaks

Acceptable

4. Windows

Aged windows.

Cracked glass.

5. Electrical

Two prong receptacles. Two prong receptacles are not grounded.

6. Heating Source

Heating source observed:
- Yes

Office

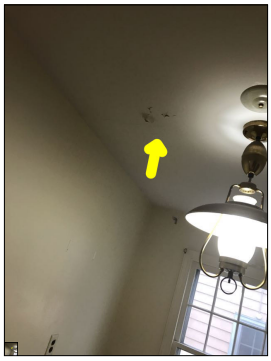
1. General

Office.

2. Walls/Ceiling

Marginal

Cracks along the ceiling.



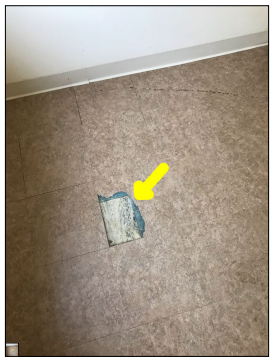
Flaking and peeling along the ceiling.

Discoloration along the ceiling. Discoloration along the ceiling is considered abnormal and a defect. An active or intermittent water source can cause discoloration, mold growth and property damage.

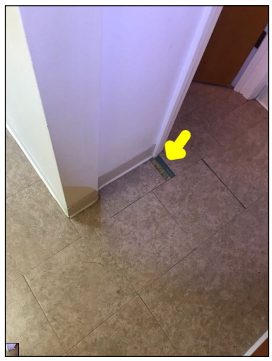
3. Floor

Marginal

Findings:
• Squeaks



Damaged floor tiles.

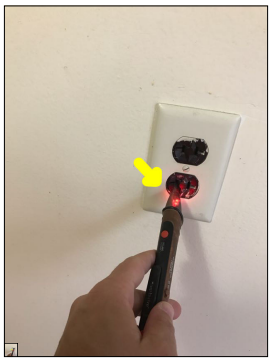


Gaps along the floor.

4. Windows

Aged windows.

5. Electrical



Two prong receptacles. Two prong receptacles are not grounded.

6. Heating Source

Heating source observed:
- Yes

Family Room

1. General

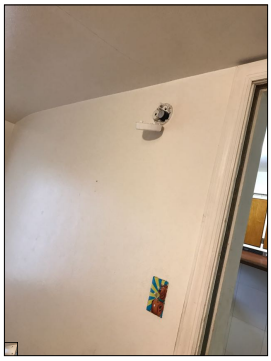
Family room.

2. Walls/Ceiling

Marginal

Missing vent covers.

Cracks along the ceiling.



The cover is detached from the smoke alarm.

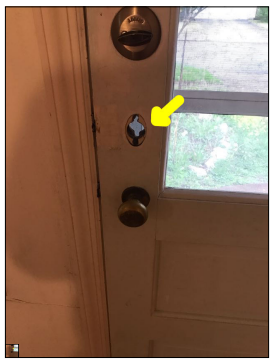
3. Floor

Acceptable

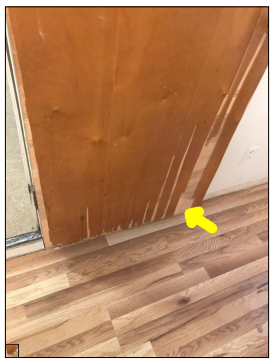
Findings:
• Squeaks

4. Doors

Poor



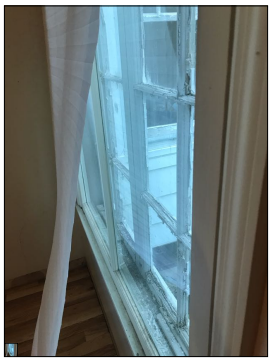
Hole along the door/missing hardware.



Delaminated door.

5. Windows

Poor Aged

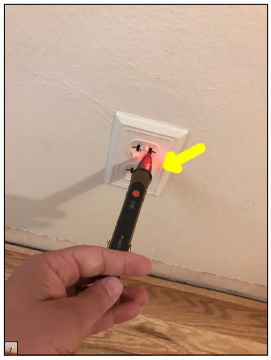


Aged windows.

6. Electrical

Marginal Safety Hazard

Findings:
• Open ground/neutral



Two prong receptacles. Two prong receptacles are not grounded.

7. Heating Source

Heating source observed:
• Yes

Attic/Structure/Framing/Insulation

1. Access

Accessibility:
• Restricted access
• The attic had limited access due to fixed covered walls, ceilings, and being a cape cod style house. Visibility and accessibility were limited.

2. Insulation Type

Findings:
• Unknown/no visibility

3. Insulation

Findings:
• Unknown/no visibility

4. Ventilation

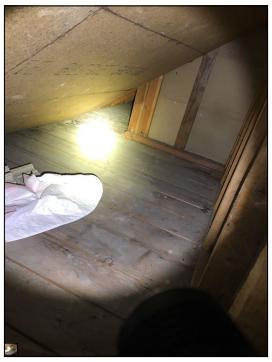
Findings:
Marginal
• Inadequate ventilation can create moisture problems
• Additional attic ventilation recommended

5. Exhaust Fans/Exhaust Ductwork

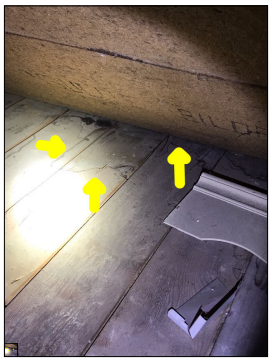
Findings:
Poor
• No exterior bathroom exhaust vents observed
• Exhaust fans not vented to the exterior can cause mold growth and property damage.

6. Sheathing/Framing

Findings:
Marginal
• Limited visibility



General photo of the attic.



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

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

Basement

1. Stairs

Poor

Findings:
• Missing handrail

Missing handrail.

2. Foundation Type

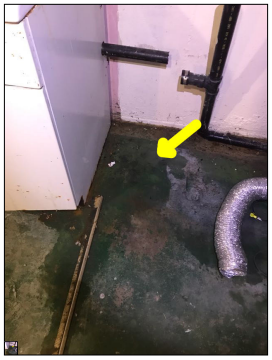
Findings:
• Poured concrete

3. Foundation/Floor

Poor

Findings:
• Limited visibility
• Signs of moisture/dampness
• Signs of previous water intrusion
• Recommend structural engineer further evaluate and make necessary repairs

Observations:
• Cracks along the foundation walls. Cracks are considered a defect.
• Cracks and signs of movement along the foundation walls.
• Moisture/dampness observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.



Moisture/dampness observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.

Crack along the foundation wall. Cracks are considered a defect.

Crack along the foundation wall. Cracks are considered a defect.

Moisture/dampness observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.

Cracks and signs of movement along the foundation walls.

Moisture/dampness observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.

Structural modification and repairs observed along the foundation walls.

Cracks and signs of movement along the foundation walls.

Crack along the foundation wall. Cracks are considered a defect.

Deterioration along the foundation wall. This is considered abnormal and a defect

Cracks along the foundation walls. Cracks are considered a defect.

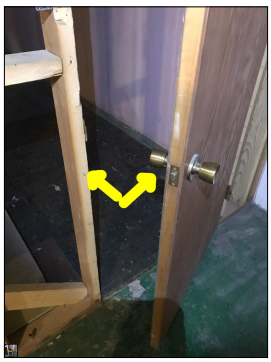
Cracks along the foundation walls. Cracks are considered a defect.

Cracks along the foundation walls. Cracks are considered a defect.

Cracks along the foundation walls. Cracks are considered a defect.

4. Doors

Marginal



The door does not latch properly.

5. Windows

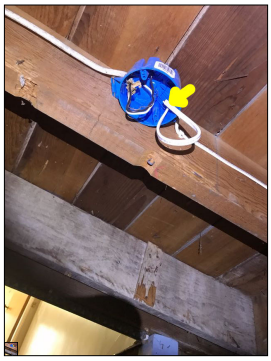
Poor Aged

Aged windows.

6. Electrical

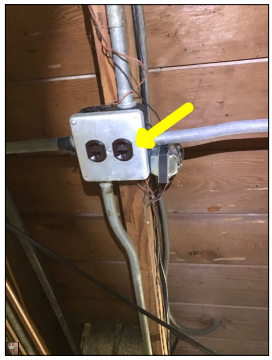
Marginal Safety Hazard

Missing switch cover.



Exposed wires. This is a potential safety hazard.

Exposed wires. This is a potential safety hazard.



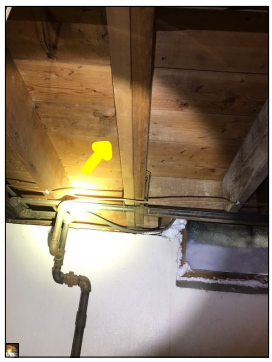
Two prong receptacles. Two prong receptacles are not grounded.

I was unable to find a function for the switch. There are no apparent lights or receptacles that are linked to the switch. This is at the top of the basement stairs.

7. Beams/Subfloor/Joists/Columns

Marginal

Findings:
• Limited visibility



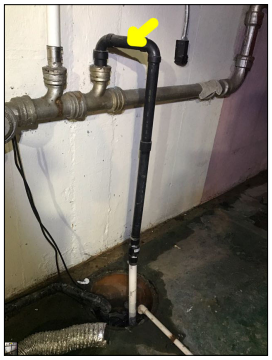
Sistered floor joists. This is a sign of previous structural repairs.

The column does not have bolts/fasteners to the beam. This is considered abnormal. Bolts/fasteners brace the column to the beam to ensure and maintain structural integrity and to prevent the column from experiencing lateral movement. The lack of proper bolts/fasteners is considered amateur craftsmanship. Amateur craftsmanship is prone to failure.

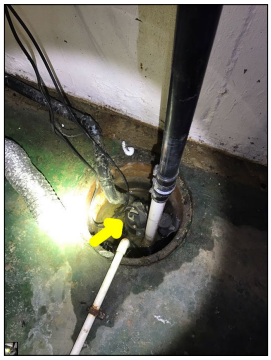
8. Plumbing/Drainage

Poor Aged

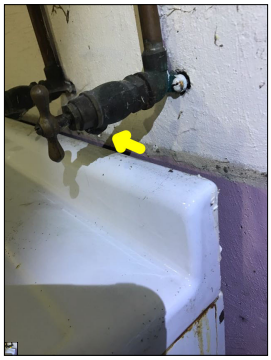
Observations:
• Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.



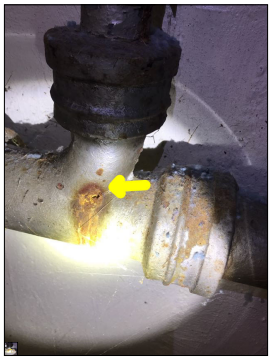
The sump pump discharges into the main drain pipes. This is not a recommended practice and does not meet the industry standard. Sump pumps should discharge to the exterior.



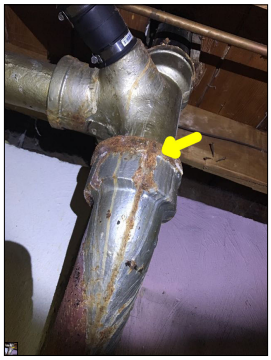
The general rule of thumb is that if you do not know how old your sump pump is, it should probably be replaced, or at the very least inspected, cleaned and maintained by a licensed plumber. Most sump pumps should be replaced every five years or according to the manufacturer's suggestion. FamilyGuard 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.



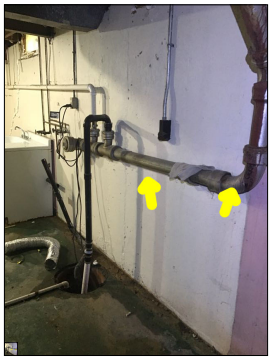
Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.



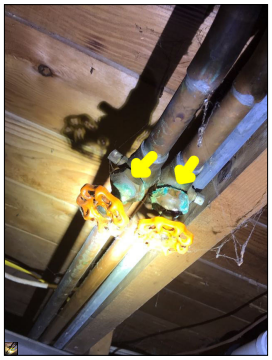
Rust and corrosion along the plumbing pipes.



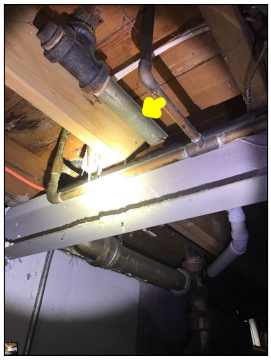
Rust and corrosion along the plumbing pipes.



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



Rust and 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.

Active plumbing leak. 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.

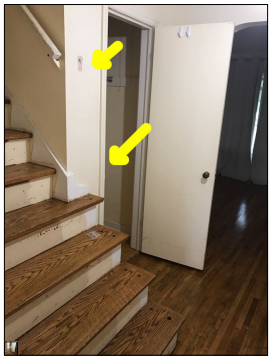
If you did not already and want a radon test or a mold air quality test, contact FamilyGuard at your earliest convenience. Please note - testing for radon and mold are additional expenses and are not covered in a general home inspection.

3. Additional Services

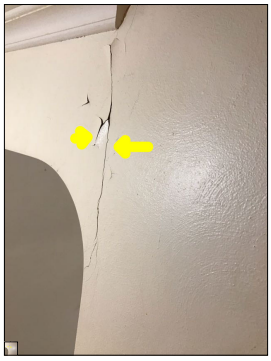
Radon Test/Mold Test:
- Radon test - no
- Mold test - no

4. Stairs

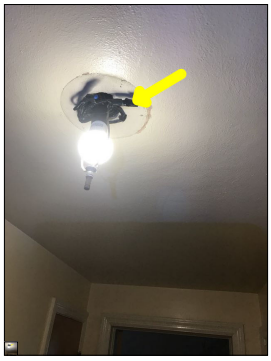
Marginal Safety Hazard



Missing handrail.



Cracks along the walls.



Exposed wires. This is a potential safety hazard.

5. Additional Information

Observations:
- The windows throughout the house are aged and are beyond their life expectancy. Replacement windows are recommended.
- Several cracks observed along the walls and ceilings throughout the house. This is considered abnormal and a defect.
- 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 Information

Findings:
- Brand/BARD
- The approximate age of the condenser is 20+ years

2. Refrigerant Type

Findings:
- R22
- The air conditioner uses R22 refrigerant. R22 refrigerant is phased out by the EPA. Please visit epa.gov for additional information about R22 refrigerant and how it effects homeowners.

3. Cooling System

Poor

Findings:

- The temperature drop for the air conditioning was approximately -1 degrees Fahrenheit. This is considered abnormal and a defect. A typical temperature drop should be between 10 - 14 degrees. Due to the abnormal temperature drop, recommend licensed HVAC technician further evaluate and make necessary repairs.
- Needs cleaning/serviced
- No current service record
- Service recommended
- Recommend licensed HVAC technician further evaluate and make necessary repairs

Observations:

- The temperature drop for the air conditioning was approximately -1 degrees Fahrenheit. This is considered abnormal and a defect. A typical temperature drop should be between 10 - 14 degrees. Due to the abnormal temperature drop, recommend licensed HVAC technician further evaluate and make necessary repairs.

The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 62 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 61 degrees Fahrenheit.

Window A/C unit observed. This is considered abnormal for a house that has central cooling. The window A/C unit is an indication that the central cooling system is unable to maintain desired interior temperatures.

Condenser.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Amana
- The approximate manufacture date is 1996

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

Findings:
- The temperature rise for the furnace was approximately 48 degrees Fahrenheit.

Furnace.

The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 122 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 74 degrees Fahrenheit.

Potential asbestos based tape along the ductwork. Asbestos is a potential safety hazard.

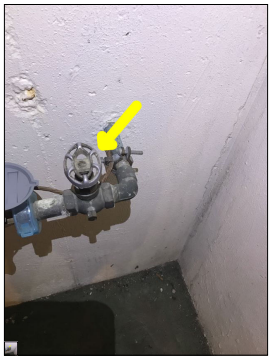
Mold like substance along the ductwork. An active or intermittent water source can cause mold growth and property damage. This is located in the basement.

Plumbing

1. Main Water Shut-Off Valve

Marginal Aged

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

4. Visible Drain/Vent Plumbing

Materials:
- PVC
- ABS
- Cast iron
- Galvanized

5. Condition Of Water Supply/Drain/Vents Plumbing

Findings:
- Limited visibility
- Rust/Corrosion
- Leaks observed
- No hot water present
- Aged pipes
- Please review entire report
- Recommend licensed plumber further evaluate and make necessary repairs.

Observations:
- Several plumbing defects observed throughout the house, please review the entire report for additional information and photos.

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/Rheem
- The approximate manufacture date is 2020

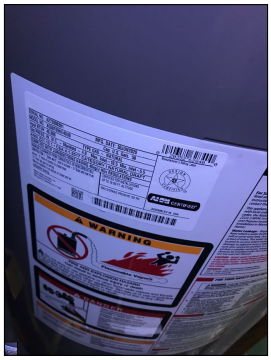
Type:
- Gas

2. Water Heater

Findings:
- Recommend licensed plumber further evaluate and make necessary repairs

Observations:
- The water heater leaks. An active or intermittent water source can cause property damage and mold growth.

Water heater.



Water heater data plate.

The draft hood has collapsed. This is a potential safety hazard as it can cause the water heater to not draft properly.

Negative sloped flue. This is not a recommended practice and is a potential safety hazard. A negative sloped flue can cause backdrafting which could cause carbon monoxide to leak into the house.

The water heater leaks. An active or intermittent water source can cause property damage and mold growth.

Electrical

1. General Information

Location of panels:
- Basement

Voltage/Amperage:
- 120/240 volts
- 100 amps

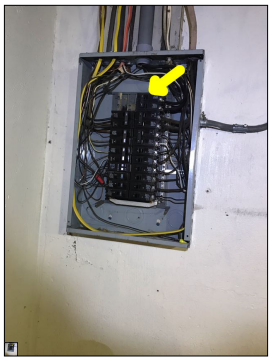
2. Branch Wire

Type:
- Copper
- Aluminum

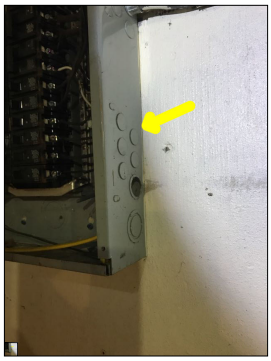
3. Electrical

Findings:
- Rust/corrosion
- Recommend licensed electrician further evaluate and make necessary repairs
- Circuit breaker panels less than 200 amps might not be able to meet modern day electrical demands.

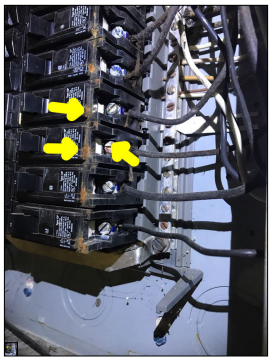
Observations:
- Apparent aluminum solid branch wire. Aluminum solid branch wiring does not meet modern day electrical standards and is considered a safety hazard. Please note, some copper wire is tin coated or silver coated and can appear to be aluminum wire. Scratching the wire or cutting the wire can 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.



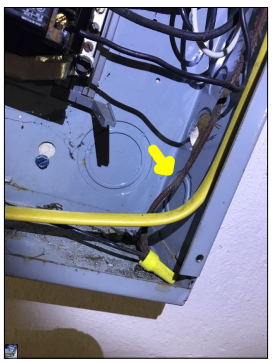
Main circuit breaker.



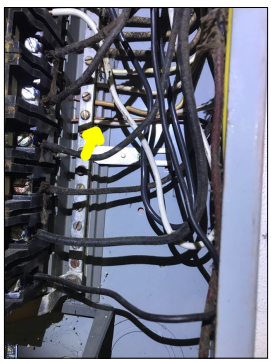
The electrical panel is mounted to the concrete. This does not meet the industry standard is a potential safety hazard. Concrete can hold moisture. Moisture from the concrete can wick onto the electrical panel. An active or intermittent water source to an electrical component can cause rust, corrosion, property damage and potentially cause bodily harm.



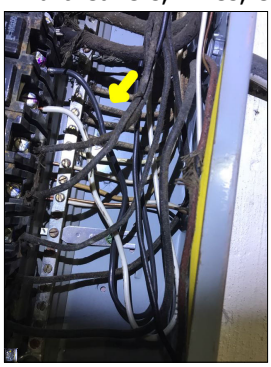
Rust and corrosion within the circuit breaker panel. This is considered abnormal and a potential safety hazard. An active or intermittent water source can cause rust and corrosion. Rusted/corroded terminals and connections increase resistance in the circuit that can cause overheating, thus causing arcing, spark and/or fire. Some areas of rust and corrosion may not be visible and could be concealed behind breakers, wires, etc.



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 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.



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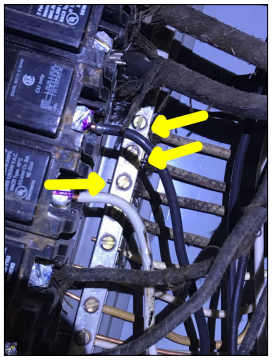

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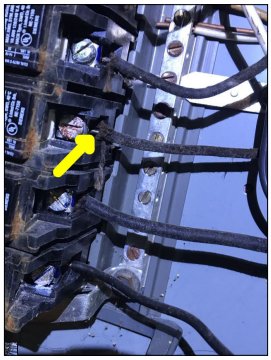

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Unused knockouts. Unused knockouts are considered a defect and a potential safety hazard.

4. Service Wires/Meter

Marginal Safety Hazard

The service wires are not properly wrapped in conduit. Some of the current conduit is deteriorated, thus exposing wires. 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.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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.