FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

4215 Casa Verde Dr. Fort Wayne, IN 46816
Inspection Prepared For: Seller

Date of Inspection: 1/26/2023
Age of House: 53 Years
Weather: Snowing

Report Overview

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The inspection report is not a code inspection. The inspection report will focus on safety and function. The inspection report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair. It is the goal of the inspection report to provide a home buyer additional knowledge of the home. The knowledge from the inspection report is equipped to help a home buyer make a more informative decision during a real estate transaction. Not all improvements will be identified during the inspection. Unexpected repairs should still be anticipated. Please refer to the inspection agreement for a full explanation of the scope of the inspection. The inspection is a non-invasive and visual inspection only.

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

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

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

Marginal – Indicates the component does not meet the industry standard or the component is not equivalent to its original design and will probably require maintenance, repair or replacement anytime within five years.

Poor – Indicates the component or system will need repair or replacement now or in the very near future.

Safety Hazard – Denotes a condition that is unsafe and in need of prompt attention.

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

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

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

Table Of Contents

Report Summary

The summary page identifies potentially notable findings. **Please review all pages of the report as the summary page is not a complete listing of all the findings in the report**. FamilyGuard recommends all home repairs, regardless of difficulty or size, be performed by a licensed professional. It is also recommended that all systems/components connected, joined, affixed, related to and/or in conjunction with any home repairs be further evaluated by a licensed professional. FamilyGuard recommends obtaining a copy of all receipts, warranties, permits, technician notes and a description of work performed for all home repairs and/or evaluations.

Interior		
Page 34 Item: 5	Additional Information	• The overall condition of the house is in poor condition. It will take some work and time to get the house back up to livable conditions.

Grounds

1. Driveway

Acceptable

2. Service Walks/Steps

Acceptable

Snow along the service walks. Visibility was limited.

3. Hose Bibs

Poor

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

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.

Inoperable hose bib.

Inoperable hose bib. I was unable to turn the handle.

4. Landscaping

Marginal

Findings:
- Trim back trees/shrubberies

Roof

1. Roof Visibility

Findings:
- Partial visibility/accessibility
- Snow/ice along the roof
- Inclement weather

2. Roof Layers

Findings:
- Not visible

3. Roof Type

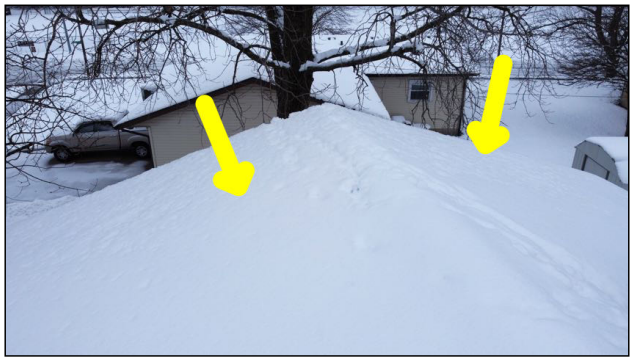
Findings:
- Not visible

4. Approximate Age of Roof

Findings:
- Unknown/No visibility

5. Condition

Condition:
- Unknown/No visibility



The roof was covered with snow. Visibility and accessibility were limited.

Exterior

1. Chimney/Fireplace

Findings:

Marginal

- Rain cap/spark arrestor missing
- Rust/corrosion
- Needs cleaning/serviced

The chimney does not have a rain cap/spark arrestor. A rain cap/spark arrestor keeps rain water, small animals and pests from getting within the chimney. A spark arrestor prevents the emission of flammable debris from combustion sources. Spark arrestors help prevent surrounding objects from catching on fire, such as a tree or roof.

Rust and corrosion along the chimney. Rust and corrosion can create holes, thus creating leak points.

2. Gutters

Marginal

Findings:
- Loose/detached

Loose downspout.

3. Siding

Marginal

Findings:
- Discoloration

Discoloration along the siding.

Damaged siding.

Holes along the siding.

4. Exterior Electrical

Marginal Safety Hazard

Findings:
- Non GFCI protected

Non GFCI protected receptacles.

5. Wood Destroying Insect Damage/Treatment

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

Garage

1. Overhead Door(s)

Acceptable

2. Automatic Opener

Acceptable

3. Safety Reverse

Acceptable

4. Floor/Slab

Findings:
- Cracks

Marginal

Excessive clutter in the garage. Visibility was limited.

Cracks and deterioration along the floor.

Crack along the foundation. Cracks are considered a defect.

5. Doors

Acceptable

6. Electrical

Findings:
• Inoperable receptacles

Poor

Inoperable receptacles.

The light is inoperable.

7. Roof

Findings:
• No visibility

The roof was covered with snow. Visibility and accessibility were limited.

8. Siding

Acceptable

9. Windows

Marginal Aged

10. Gutters

Marginal

Findings:
- Loose/detached

The downspout is loose.

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Poor

Findings:
- Loose/detached
- Discoloration
- Signs of previous water damage under sink

The drawers are removed.

Excessive debris along the countertops.

3. Sink/Faucet/Plumbing

Poor

Findings:
- Leaks
- Corrosion
- Discoloration

Rust/corrosion along the plumbing pipes.

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

Unconventional tape along the plumbing pipes. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

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

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

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

Inoperable garbage disposal.

4. Walls/Ceiling

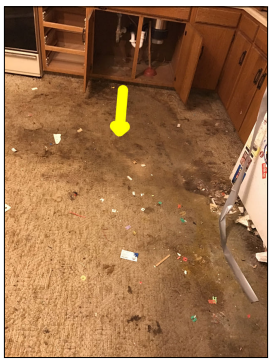
Findings:
• Cracks

Marginal

Cracks along the ceiling.

5. Floor

Poor



The carpet is dirty.

6. Doors

Acceptable

7. Windows

Marginal Aged

Aged windows.

8. Electrical

Marginal

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

Non GFCI protected receptacles.

Open ground receptacles.

9. Range

Findings:
- Inoperable

The range is inoperable.

10. Exhaust Fan

Findings:
- Noisy
- Aged

11. Refrigerator

Inoperable refrigerator.

Laundry

1. General

Laundry.

2. Dryer Exhaust

Marginal

Findings:
• Recommend cleaning ductwork

3. Receptacles/Lights

Acceptable

4. Plumbing

Marginal

Findings:
• Rust/corrosion

Rust/corrosion along the washer hook up lines.

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Poor

Findings:
• Discoloration

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

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

3. Floor

Marginal

The carpet is dirty.

4. Doors

Findings:
• Difficult to open/close

The door drags the floor during operation.

5. Windows

Findings:
• Discoloration

Aged windows.

6. Electrical

Findings:
• Open ground/neutral

Open ground receptacles.

7. Heating Source

Heating source observed:
• Yes

Bedroom 2

1. General

Bedroom.

2. Walls/Ceiling

Findings:
• Discoloration

Poor

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

3. Floor

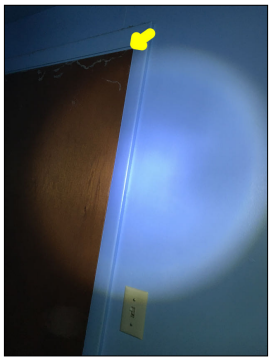
Marginal

The carpet is dirty.

4. Doors

Marginal

Findings:
• Door/lock out of alignment



The door rubs the frame during operation.

5. Windows

Marginal Aged

Aged windows.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 3

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Marginal

The carpet is dirty.

4. Doors

Findings:
• Broken/missing/loose hardware

The handle latch bolt does not properly operate when turning the door knob.

5. Windows

Aged windows.

6. Electrical

Findings:
• Open ground/neutral

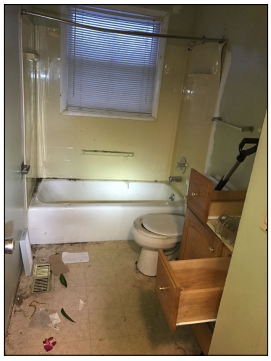
Open ground receptacles.

7. Heating Source

Heating source observed:
• Yes

Bathroom 1

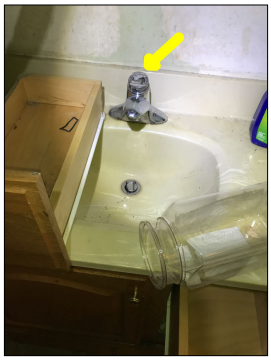
1. General



Bathroom.

2. Sinks/Plumbing

Findings:
• Inoperable faucet

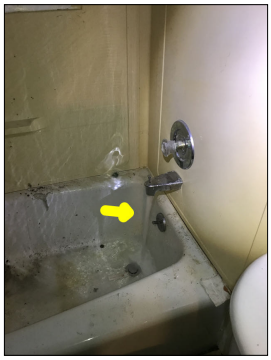


The faucet is inoperable. The handle is broken/missing.

3. Shower/Bathtub

Findings:
• Showerhead/faucet leaks
• Defective diverter

The faucet/handle leaks during operation.



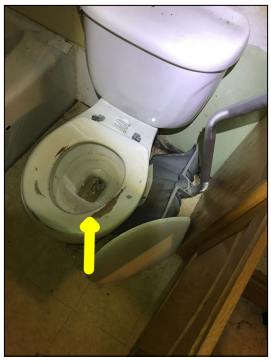
The bathtub faucet leaks while the showerhead is in operation. This is considered a defect. A properly functioning diverter will not allow any water through the bathtub faucet while the showerhead is in operation.

The bathtub is dirty.

4. Toilet

Poor

Findings:
- Inoperable



The toilet is inoperable.

5. Walls/Ceiling

Marginal

Findings:
- Discoloration
- Signs of previous water intrusion

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

6. Floor

Marginal

The flooring is loose.

7. Doors

Marginal Aged

8. Windows

Marginal Aged

Aged window.

9. Electrical

Marginal

Findings:
• Inoperable lights

The light is inoperable.

10. Exhaust Fan

Findings:
- Operable
- Noisy

11. Heating Source

Heating source observed:
- Yes

Bathroom 2

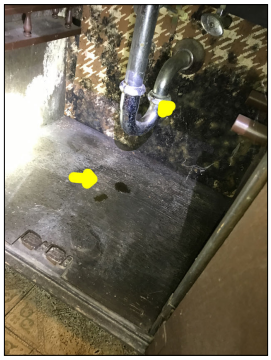
1. General

Bathroom.

2. Sinks/Plumbing

Findings:

Poor
- Rust/corrosion
- Leaks
- Loose sink/vanity



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

3. Toilet

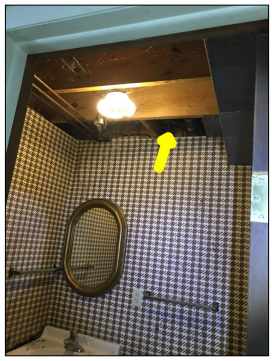
Poor

Findings:
- Inoperable

The toilet is clogged.

4. Walls/Ceiling

Poor



The ceiling is missing.

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

5. Floor

Poor

Signs of previous water damage to the floor. An active or intermittent water source can cause mold growth and property damage.

6. Doors

Poor

Findings:
• Door/lock out of alignment

The door does not properly close.

7. Electrical

Marginal Safety Hazard

Findings:
• Exposed wires

Exposed wires. Exposed wires are a potential safety hazard.

8. Exhaust Fan

Findings:
- None

9. Heating Source

Heating source observed:
- No
- None visible

Living Room

1. General

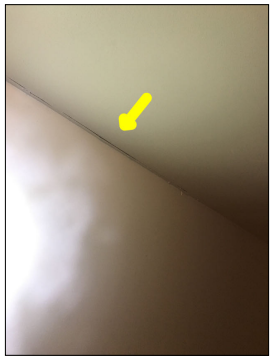
Living room.

2. Walls/Ceiling

Findings:
- Cracks

Marginal

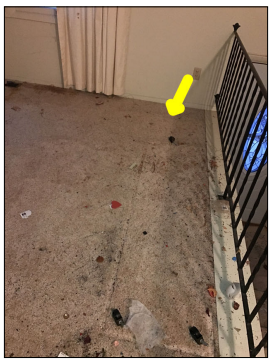
Cracks along the walls.



Cracks along the ceiling.

3. Floor

Poor



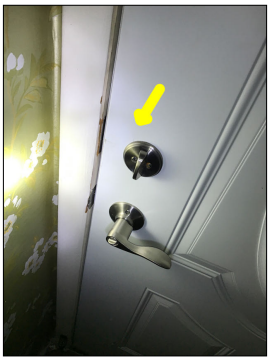
The carpet is dirty.

4. Doors

Marginal

Findings:
- Door/lock out of alignment
- Drags the carpet/floor

The door drags the floor during operation.



The deabolt is not properly aligned with the strike plate. This is considered a defect.

5. Windows

Marginal Aged

Aged windows.

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

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Attic/Structure/Framing/Insulation

1. Access

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

2. Insulation Type

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

3. Insulation

Findings:
- Debris within the insulation

Marginal

Debris within the attic.

4. Ventilation

Findings:
- Ventilation appears adequate

Acceptable

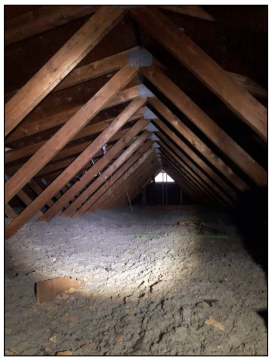
5. Exhaust Fans/Exhaust Ductwork

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

Marginal

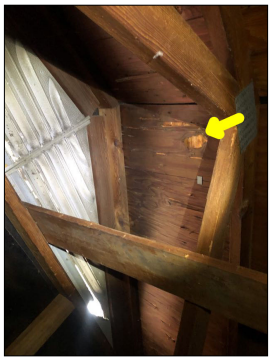
6. Sheathing/Framing

Findings:
- Limited visibility
- Delaminated sheathing



General photo of the attic.

Damage/holes along the gable vent. A damaged gable vent can allow the intrusion of wildlife. Wildlife activity can cause 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.

Basement

1. Stairs

Findings:
- Missing handrail

2. Foundation Type

Findings:
- Poured concrete

3. Foundation/Floor

Findings:
- Limited visibility
- Fixed covered walls
- Fixed covered ceilings
- Signs of moisture/dampness

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

4. Doors

Marginal Aged

5. Windows

Marginal Aged

Aged windows.

6. Walls/Ceiling

Poor

Findings:
- Damage
- Discoloration
- Flaking/peeling
- Signs of previous water intrusion
- Mold like substance

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

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

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

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

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

Sagging ceiling tiles.

7. Electrical

Marginal

Findings:
- Inoperable lights

The light is inoperable.

The receptacle has reverse polarity.

8. Beams/Subfloor/Joists/Columns

Marginal

Findings:
- Limited visibility
- Fixed covered ceilings
- Fixed covered walls
- Unconventional cuts/alterations
- Mold like substance

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

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

9. Plumbing/Drainage

Findings:
• Aged drain pipes

Marginal

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

Interior

1. Smoke/Carbon Monoxide Detectors

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

2. Additional Information

Additional Information:
• FamilyGuard always recommends performing a radon test and mold air quality test before purchasing a home.

Radon is a colorless, odorless, tasteless, and chemically inert radioactive gas. It is formed by the natural radioactive decay of uranium in rock, soil, and water. It can be found in all 50 states. Radon is the number one cause of lung cancer for non-smokers. Testing for radon is the only way of knowing how much radon is present in the house.

Mold is a living organism. Mold grows wherever it gets enough moisture/water to grow. An active or intermittent water source, such as a leaking plumbing pipe, water intrusion from the exterior, foundation leaks, or high levels of humidity can cause mold growth. Mold eats the material it grows on. Mold has the potential to cause property damage, such as wood rot or structural damage. In addition, mold spores can be released into the air and can cause respiratory problems, coughing, headaches, eye irritation, skin irritation and other health issues for those dwelling in the house. Performing a mold air quality test is the only way to know if mold levels are abnormal in the house. A mold air quality test can also sometimes help identify concealed surface mold, such as mold hidden behind drywall and insulation.

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

3. Additional Services

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

4. Stairs

Findings:
• Loose handrail

5. Additional Information

Observations:
• The windows throughout the house are aged and are towards the end of their life expectancy. Window repairs and potential replacement of windows should be anticipated.
• The overall condition of the house is in poor condition. It will take some work and time to get the house back up to livable conditions.

Cooling System

1. Cooling System Information

Findings:
• Brand/Amana
• The approximate manufacture date is 1999

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

Findings:
- Needs cleaning/serviced
- No current service record
- Service recommended

Condenser.

Condenser data plate.

The outdoor temperature during the time of the inspection was approximately 30 degrees Fahrenheit. Due to the cold weather conditions during the time of the inspection. The performance level and working condition of the air conditioner could not be determined.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Amana
- The approximate manufacture date is 1999

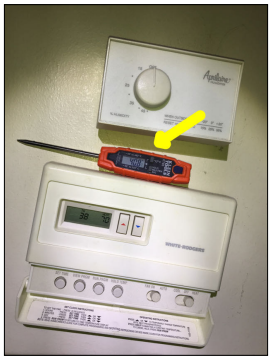
Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

Findings:
- Inoperable
- No current service record
- Service recommended
- Recommend licensed HVAC technician further evaluate and make necessary repairs
- Furnace needs cleaning
- Ductwork needs cleaning



The furnace is inoperable. The temperature of the house was 41 degrees Fahrenheit during the inspection. Houses that fall below freezing temperatures can cause supply water pipes to freeze and potentially rupture, thus causing property damage.

Furnace.

Furnace data plate.

Plumbing

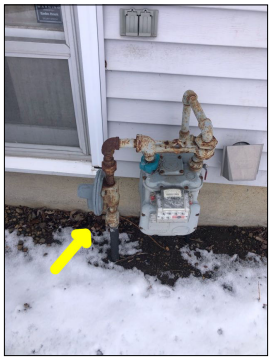
1. Main Water Shut-Off Valve

Location:
- Basement

Main water shut off valve. Please note, the handle is missing.

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
- Copper

5. Condition Of Water Supply/Drain/Vents Plumbing

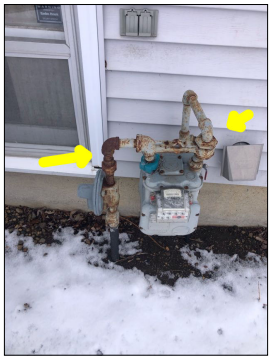
Findings:
- Limited visibility
- Rust/Corrosion
- Leaks
- Hot water present
- Aged pipes
- Please review entire report
- Recommend licensed plumber further evaluate and make necessary repairs.

6. Visible Fuel Lines

Materials:
- Black iron

7. Condition Of Fuel Lines

Findings:
- Rust/corrosion



Rust and corrosion along the fuel lines. Rust and corrosion can create holes along the fuel lines, thus creating a fuel leak.

8. Water Quality Test

Water quality test:
- No

Water Heater

1. Water Heater General Information

Brand/Approximate Age:
- Brand/AO Smith
- The approximate manufacture date is 1993

Type:
- Gas

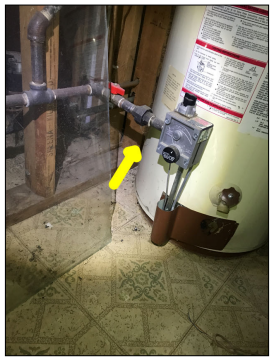
2. Water Heater

Marginal Aged

Water heater.

Water heater data plate.

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



No drip leg/sediment trap. The lack of a drip leg/sediment trap can cause damage to the appliance. Sediment traps help prevent sediment, debris and moisture in the fuel line from getting into the gas valve or burner area.

The water heater is noisy when the burners turn on. This is considered a defect. A noisy water heater is normally due to excessive sediments within the tank.

Electrical

1. General Information

Location of panels:
- Basement

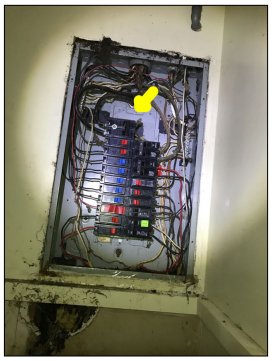
Voltage/Amperage:
- 120/240 volts
- 100 amps

2. Branch Wire

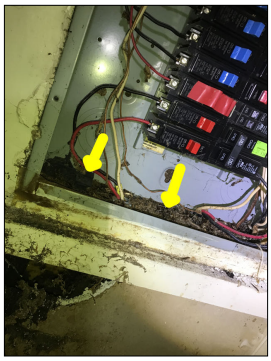
Type:
- Copper

3. Electrical

Findings:
- Double tapped neutrals
- Oversized circuit breakers/improper wire gauge
- Rust/corrosion
- Debris
- Panel needs cleaning
- 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.

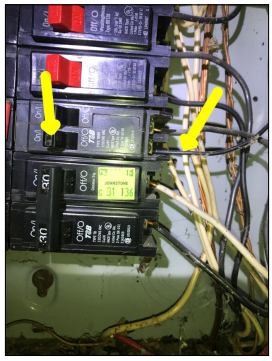


Main circuit breaker.

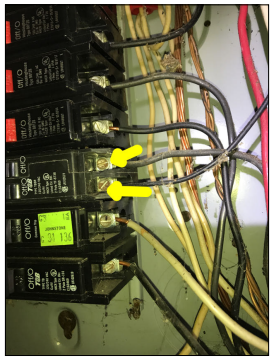


Excessive debris within the circuit breaker panel. This is considered abnormal and a defect.

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.



Oversized circuit breaker. An oversized circuit breaker is a potential safety hazard. An oversized circuit breaker will potentially fail to trip when the circuit experiences an overload or overheating, thus creating arcing, spark and/or fire.



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.

4. Service Wires/Meter

Findings:
- Rust/corrosion

There is rust and corrosion along the electrical meter base. Rust and corrosion can create holes, thus creating leak points. An active or intermittent water source within the meter base is a potential safety hazard.

Unconventional sock along the conduit of the service wires. This is considered abnormal and amateur craftsmanship.

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.