FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

9552 Pawnee Way New Haven, IN 46774
Inspection Prepared For: Seller

Date of Inspection: 4/24/2024
Age of House: 24 Years
Weather: Recent Rain

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.

Kitchen		
Page 12 Item: 3	Sink/Faucet/Plumbing	• There is a bucket with water underneath the sink. This is an indication of a defective plumbing line. An active or intermittent water source can cause mold and property damage.
Heating System		
Page 33 Item: 3	Heating System	• The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.

Grounds

1. Driveway

Marginal

Cracks and deterioration along the driveway.

2. Service Walks/Steps

Marginal Safety Hazard

Uneven surfaces along the service walks.

3. Porch

Marginal

Wood rot damage.

4. Patio/Deck

Acceptable

5. Hose Bibs

Marginal

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

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

6. Landscaping

Marginal

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

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:
- 20+ years

5. Condition

Marginal Aged

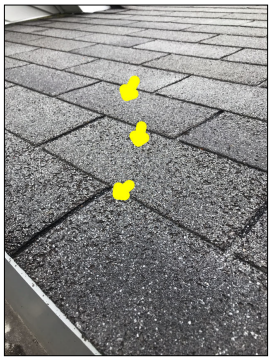
General photo of the roof.

Lifted shingles. Lifted shingles are considered a defect. Lifted shingles are prone to wind damage and can allow water/moisture to get underneath them, thus creating leak points. Also, the vent cover is lifted and loose as well. The vent cover needs to be cleaned out also.

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

Torn/deteriorated flashing. This is a potential leak point. Water intrusion into the attic and house can cause property damage and mold growth.

Granule loss along the roof shingles



Pitting along the roof shingles.

Exterior

1. Gutters

Acceptable

2. Siding

Marginal

Findings:
- Wood rot
- 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

Wood rot damage.

Loose/detached siding.

Damaged siding.

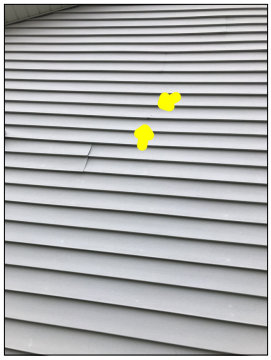
The siding is in proximity to the ground. Siding should have at least 6 to 8 inches of clearance above the ground. Maintaining proper clearances reduces access to wood structures behind the siding and helps preserve the house. The proper clearances help restrict access from wood destroying insects and/or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

Loose/detached siding.

Damaged siding.

Wasp nest observed. Wasps can cause property damage and potentially sting those dwelling around the house.

Damaged siding.



Damaged siding.

Discoloration along the siding.

3. Foundation/Slab

Marginal

Findings:
- Limited visibility
- Cracks

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

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

4. Exterior Electrical

Marginal

The light is inoperable. The bulb might be burned out. Covering the daylight sensor did not activate the light.

5. Wood Destroying Insect Damage/Treatment

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

Garage

1. Overhead Door(s)

Poor

Dents/damage along the overhead garage door.

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

Acceptable

Findings:
- Operable

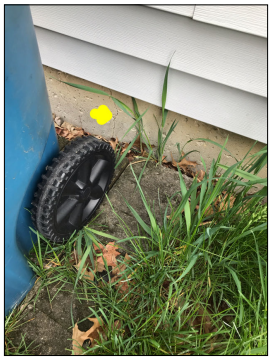
3. Safety Reverse

Acceptable

Findings:
- Operable

4. Floor/Slab

Marginal



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

5. Walls/Ceiling

Marginal

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.

6. Doors

Marginal

Findings:
- Weatherstrip missing/damaged

7. Electrical

Acceptable

Findings:
- GFCI protected

8. Windows

Poor

Findings:
- Inoperabe

Inoperable window.

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Marginal

Delaminated countertops.

3. Sink/Faucet/Plumbing

Marginal

Findings:
• Limited visibility underneath the sink
Observations:
• There is a bucket with water underneath the sink. This is an indication of a defective plumbing line. An active or intermittent water source can cause mold and property damage.

Rust/corrosion along the plumbing pipes.

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 118 degrees Fahrenheit.

There is a bucket with water underneath the sink. This is an indication of a defective plumbing line. An active or intermittent water source can cause mold and property damage.

The faucet leaks during operation. A leaking faucet has the potential to leak underneath the sink. An active or intermittent water source can cause property damage and mold growth.

4. Walls/Ceiling

Acceptable

5. Floor

Acceptable

6. Doors

Acceptable

7. Windows

Poor

Inoperable window.

8. Electrical

Marginal

Findings:
• GFCI protected receptacles

Loose receptacles.

9. Range

Marginal Aged

Findings:
• Operable

10. Exhaust Fan

Findings:
• Operable

11. Dishwasher

Acceptable

Findings:
• Operable

12. Dishwasher Drain Line Looped

Findings:
• Yes

13. Refrigerator

Findings:
• Operable

Dents along the refrigerator.

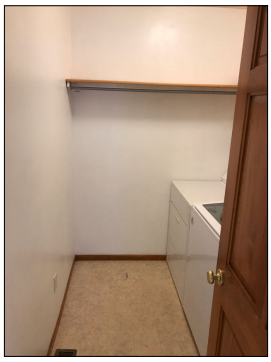
14. Microwave

Findings:
• Operable

The plastic casing is loose/detached.

Laundry

1. General



Laundry.

2. Dryer Exhaust

Findings:
• Recommend cleaning ductwork

Unconventional/excessive bends along the dryer ductwork. Unconventional/excessive bends along the dryer ductwork can restrict airflow. Restricted airflow can cause overheating, spark and/or fire.

3. Receptacles/Lights

4. Plumbing

Findings:
• Limited visibility

5. Dryer

Findings:
• Operable
• Aged

6. Washing Machine

Findings:
• Operable

7. Doors

8. Walls/Ceiling

9. Floor

10. Heating Source

Heating source observed:
• Yes

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Findings:
• Discoloration

Discoloration along the ceiling.

3. Floor

4. Ceiling Fan

5. Doors

Acceptable

6. Windows

Acceptable

7. Electrical

Marginal

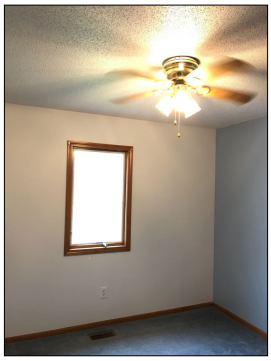
The light is inoperable, the bulb might be burned out.

8. Heating Source

Heating source observed:
• Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Poor

Findings:
- Discoloration
- Signs of previous water intrusion

Discoloration along the ceiling and signs of previous water damage. Also, a mold like substance. An active or intermittent water source can cause mold growth and property damage. This area is directly below the plumbing vent that has torn flashing. (See roofing section for photo of plumbing vent with torn flashing).

3. Floor

Acceptable

4. Ceiling Fan

Marginal

Findings:
- Noisy

5. Doors

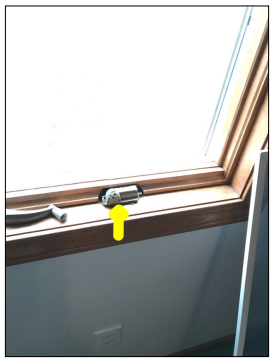
Acceptable

6. Windows

Poor

Findings:
- Inoperable
- Broken/missing hardware

Detached window crank. Also, the casing to the crank is missing.

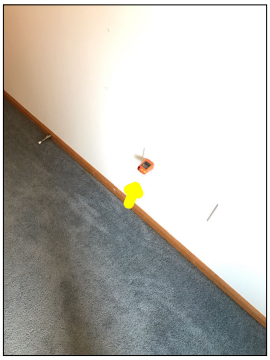


The window crank is defective. The crank is unable to close the window.

7. Electrical

Marginal

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



Loose receptacles.

8. Heating Source

Heating source observed:
- Yes

Bedroom 3

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Ceiling Fan

Acceptable

5. Doors

Acceptable

6. Windows

Acceptable

7. Electrical

Acceptable

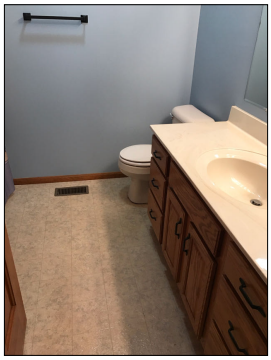
8. Heating Source

Heating source observed:
- Yes

Bathroom 1

1. General

Acceptable

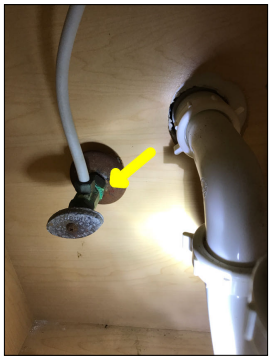


Bathroom.

2. Sinks/Plumbing

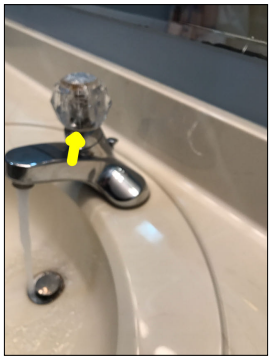
Marginal

Findings:
- Limited visibility underneath the sink
- Rust/corrosion



Rust/corrosion along the plumbing pipes.

Rust/corrosion along the plumbing pipes.

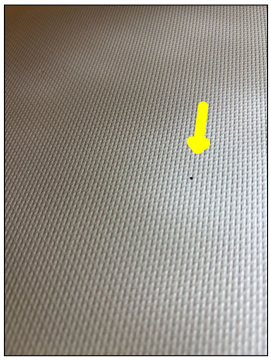


The faucet slightly leaks during operation. A leaking faucet has the potential to leak underneath the sink. An active or intermittent water source can cause property damage and mold growth.

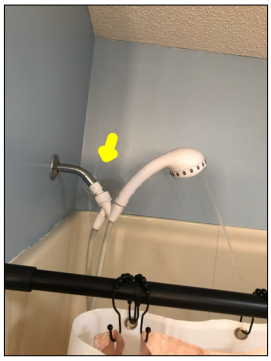
3. Shower/Bathtub

Marginal

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



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



The showerhead leaks during operation.

The faucet handle cover is detached.

4. Toilet

Marginal

Findings:
- Seat/lid loose

5. Walls/Ceiling

Acceptable

6. Floor

Acceptable

7. Doors

Acceptable

8. Electrical

Acceptable

Findings:
• GFCI protected receptacles

9. Exhaust Fan

Findings:
• Operable

10. Heating Source

Heating source observed:
• Yes

Bathroom 2

1. General

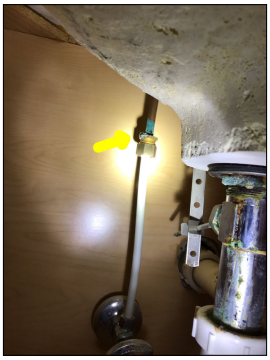
Bathroom.

2. Sinks/Plumbing

Marginal

Findings:
• Limited visibility underneath the sink
• Rust/corrosion

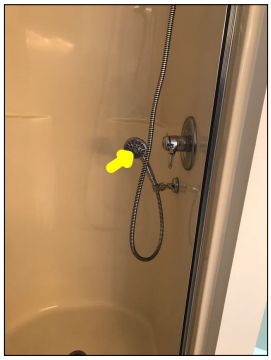
Rust/corrosion along the plumbing pipes.



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Marginal



The faucet/showerhead leaks when turned off. This is considered abnormal and a defect.

General photo of the whirlpool in operation.

The door does not properly close.

4. Toilet

Marginal

Findings:
• Seat/lid loose

5. Walls/Ceiling

Marginal

Findings:
• Discoloration

Discoloration along the ceiling.

6. Floor

Acceptable

7. Doors

Acceptable

8. Windows

Marginal

The casing for the lock is loose.

9. Electrical

Acceptable

10. Exhaust Fan

Findings:
• Operable

11. Heating Source

Heating source observed:
• Yes

Living Room

1. General

Living room.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Ceiling Fan

Marginal

Findings:
• Shakes during operation

5. Doors

Acceptable

6. Electrical

Marginal Safety Hazard

Loose receptacles.

7. Heating Source

Heating source observed:
- Yes

Sunroom

1. General

Sunroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Ceiling Fan

Marginal

Findings:
- Noisy

5. Doors

Acceptable

6. Windows

Poor

Findings:
- Inoperable
- Missing/torn/displaced screens

The windows do not have any locks on them. This is considered abnormal.

The window frame has collapsed. I was unable to open the window. It might open with excessive force.

7. Electrical

Acceptable

8. Heating Source

Heating source observed:
- No
- None visible

Foyer

1. General

Foyer.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Marginal

Damage/dents along the door.

Damage/dents along the door.

5. Electrical

Acceptable

6. 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 8+ inches
- Batts
- Fiberglass
- Cellulose
- Loose

3. Insulation

Marginal

Findings:
- Debris within the insulation

Displaced insulation. Displaced insulation is considered abnormal and a defect.

4. Ventilation

Findings:
• Ventilation appears adequate

5. Exhaust Fans/Exhaust Ductwork

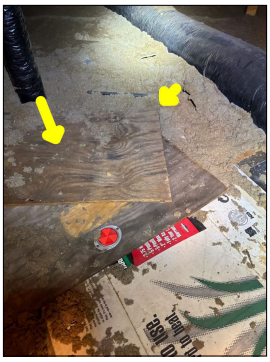
Findings:
• The exhaust ductwork lacks insulation

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

Findings:
• Limited visibility

General photo of the attic.



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

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. Fireplace

Findings:
• Not tested
• 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 is safe to use.

Cooling System

1. Cooling System Information

Findings:
- Brand/Trane
- 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

Marginal Aged

Condenser.

Condenser data plate.

The outdoor temperature during the time of the inspection was approximately 41 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.

The insulation to the suction line is torn/missing. The insulation on the suction line is important so the refrigerant in the line does not absorb additional heat. The hotter the refrigerant, the harder the condenser has to work, thus shortening the life of the condenser.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Trane
- The approximate manufacture date is 2023

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

Poor

Findings:
- Short cycles
- No current service record
- Service recommended
- Recommend licensed HVAC technician further evaluate and make necessary repairs

Observations:
- The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.

Please note, the house has sub slab HVAC ductwork. Sub slab ductwork can potentially allow water intrusion from the ground. Ground water entering into the ductwork can cause air quality problems and can hinder the performance of the heating and cooling systems. Also, sub slab ductwork can potentially increase indoor radon levels, allow the intrusion of insects, allow the intrusion of wood destroying insects and the intrusion of mice and other rodents.

The HVAC ductwork is dirty. Recommended cleaning ductwork. Dirty ductwork can lead to poor air quality in every room of a home. Also, dirty ductwork can make heating and cooling less efficient and dirty ductwork can cause added wear and tear on HVAC heating and cooling systems thus shortening the lifespan of the systems.

Furnace.

The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.

Plumbing

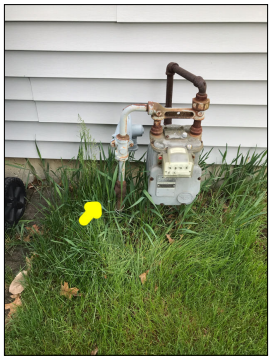
1. Main Water Shut-Off Valve

Location:
- Garage

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
- PEX

4. Visible Drain/Vent Plumbing

Materials:
- PVC

5. Condition Of Water Supply/Drain/Vents Plumbing

Marginal

Findings:
- Limited visibility
- Rust/Corrosion
- Hot water present

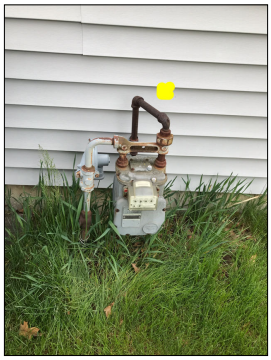
6. Visible Fuel Lines

Materials:
- Black iron

7. Condition Of Fuel Lines

Marginal Safety Hazard

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 2018

Type:
- Gas

2. Water Heater

Marginal

Water heater.

Water heater data plate.

Part of the flue connection is missing.

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.

Electrical

1. General Information

Location of panels:
- Garage

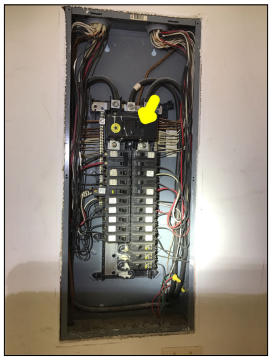
Voltage/Amperage:
- 120/240 volts
- 200 amps

2. Branch Wire

Type:
- Copper

3. Electrical

Acceptable



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.