FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

2339 N. 825 E. Churubusco, IN 46723
Inspection Prepared For: Seller

Date of Inspection: 5/17/2024
Age of House: 26 Years
Weather: Clear

Report Overview

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

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

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

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

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

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

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

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

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

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

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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.

Exterior		
Page 8 Item: 4	Exterior Electrical	• Inoperable receptacles.
Bathroom 1		
Page 21 Item: 2	Sinks/Plumbing	• Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.

Grounds

1. Driveway

Acceptable

2. Service Walks/Steps

Marginal

Findings:
• Cracks/deterioration/pitting

Cracks and deterioration along the service walks.

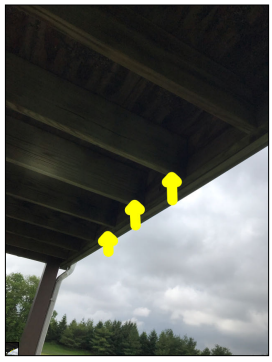
The steps are sloped.

3. Porch

Acceptable

4. Patio/Deck

Marginal



The floor joists do not have any joist hangers. This is considered abnormal and does not meet the industry standard.

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

5. Hose Bibs

Findings:
• Leaks

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

6. Landscaping

Findings:
• Trim back trees/shrubberies

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:
• 5 - 10+ years

5. Condition

Marginal

General photo of the roof.

General photo of the roof.

Damaged roof shingles.

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.

Exterior

1. Chimney/Fireplace

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

2. Gutters

Marginal

Missing downspout elbows.

Missing downspout elbows.

3. Siding

Marginal

Mud daubers nest observed. Wildlife activity can cause property damage.

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.

4. Exterior Electrical

Poor

Findings:
- Inoperable receptacles
- Inoperable exterior GFCI adjacent to the garage

Observations:
- Inoperable receptacles.

The receptacle is inoperable.

The receptacle is inoperable.

The receptacle is inoperable.

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

5. Wood Destroying Insect Damage/Treatment

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

Garage

1. Overhead Door(s)

Acceptable

2. Automatic Opener

Findings:
- Operable

Acceptable

3. Safety Reverse

Findings:
- Operable

Acceptable

4. Floor/Slab

Acceptable

5. Walls/Ceiling

Marginal

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.

6. Doors

Acceptable

7. Electrical

Acceptable

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Marginal

Missing cabinet door.

3. Sink/Faucet/Plumbing

Marginal

Findings:
- Limited visibility underneath the sink
- Aged garbage disposal

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 108 degrees Fahrenheit.

Rust/corrosion along the plumbing pipes/bottom of the sink.

4. Walls/Ceiling

Marginal

Findings:
- Discoloration

Discoloration along the ceiling. The ceiling joists along the ceiling are showing discoloration. This can happen from frequently burning candles or by frequently using a fireplace.

Discoloration along the ceiling.

5. Floor

Acceptable

6. Doors

Marginal

Findings:
• Aged sliding entry door

Missing knob to the lock.

7. Windows

Poor Aged

Inoperable window.

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

8. Electrical

Acceptable

Findings:
• GFCI protected receptacles

9. Range

Marginal

Findings:
• Discoloration

Discoloration along the burners.

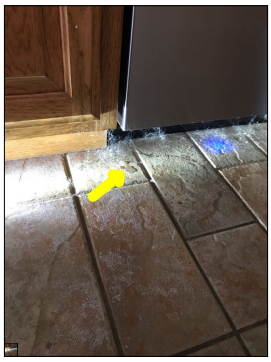
10. Exhaust Fan

Findings:
• Operable

11. Dishwasher

Findings:
• Leaks

Poor



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

12. Dishwasher Drain Line Looped

Findings:
• Yes

13. Refrigerator

Acceptable

14. Microwave

Acceptable

Laundry

1. General

Laundry.

2. Dryer Exhaust

Findings:
- Recommend cleaning ductwork

3. Receptacles/Lights

The light is noisy during operation. This is considered a defect.

The receptacle has an open neutral. This is considered a potential safety hazard.

4. Plumbing

Findings:
- Limited visibility

5. Dryer

Findings:
- Operable
- Aged

6. Washing Machine

Findings:
- Operable
- Aged

7. Doors

Acceptable

8. Walls/Ceiling

Acceptable

9. Floor

Acceptable

10. Heating Source

Heating source observed:
• Yes

11. Laundry Sink

Acceptable

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Findings:
• Squeaks

Acceptable

4. Doors

Acceptable

5. Windows

Poor Aged

Findings:
• Defective crank

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

6. Electrical

Marginal

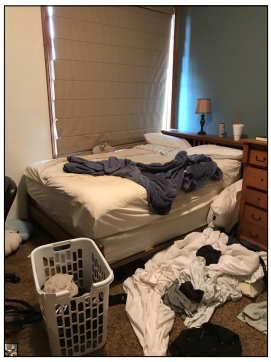
Loose receptacles.

7. Heating Source

Heating source observed:
• Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Marginal

Findings:
- Discoloration

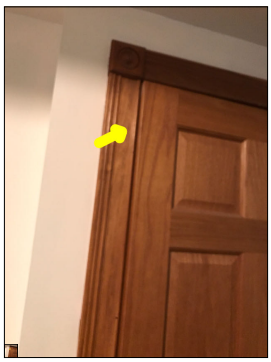
Discoloration along the ceiling and some peeling.

3. Floor

Acceptable

4. Doors

Marginal



The door does not properly close.

5. Windows

Marginal Aged

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
• Yes

Bedroom 3

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Marginal

The door drags the floor during operation.

5. Windows

Marginal Aged

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 4

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Marginal

The door drags the floor during operation.

5. Windows

Poor

Findings:
- Inoperable

Inoperable window.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
• Yes

Bathroom 1

1. General

Bathroom.

2. Sinks/Plumbing

Poor

Findings:
• Limited visibility underneath the sink
Observations:
• Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.

Inoperable drain stopper.

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

3. Shower/Bathtub

Marginal

Findings:
• Corrosion

Rust and corrosion along the plumbing pipes. This is plumbing to the bathtub.

Please note, tiled floors should have an annual inspection and maintenance by a licensed general contractor to ensure the tile and grout are leak proof and are in good working condition.

4. Toilet

Acceptable

5. Walls/Ceiling

Marginal

Findings:
• Cracks

Cracks along the walls.

6. Floor

Findings:
• Squeaks

7. Doors

8. Windows

9. Electrical

Findings:
• GFCI protected receptacles

10. Exhaust Fan

Findings:
• Operable

11. Heating Source

Heating source observed:
• Yes

Bathroom 2

1. General

Bathroom.

2. Sinks/Plumbing

Findings:
• Limited visibility underneath the sink

3. Shower/Bathtub

Findings:
• Not inspected

The bathtub was not inspected due to stored items. It is beyond the scope of a general home inspection to move personal property. Doing so could potentially cause property damage.

4. Toilet

Acceptable

5. Walls/Ceiling

Acceptable

6. Floor

Acceptable

7. Doors

Acceptable

8. Electrical

Findings:
• GFCI protected receptacles

Marginal

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

9. Exhaust Fan

Findings:
• Operable

10. Heating Source

Heating source observed:
• Yes

Bathroom 3

1. General

Bathroom.

2. Sinks/Plumbing

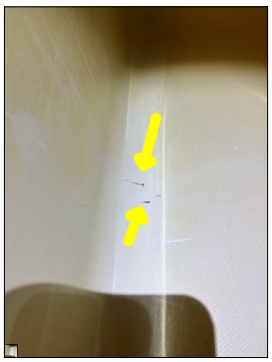
Findings:
• Limited visibility underneath the sink

Marginal

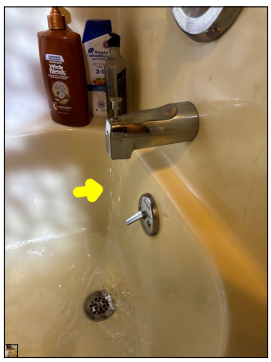
Slow sink drainage. This is considered a defect.

3. Shower/Bathtub

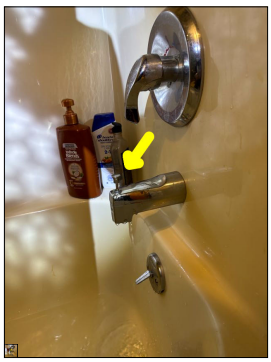
Marginal



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



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 diverter rod does not drop when the showerhead is turned off. This is considered abnormal and a defect. Unless the diverter rod is manually disengaged when turning the showerhead off, the next person to turn the bathtub faucet on will receive water from the showerhead.

The shower door is loose and does not stay on its track when moving.

4. Toilet

Acceptable

5. Walls/Ceiling

Findings:
- Discoloration

Marginal

Discoloration along the ceiling.

6. Floor

Acceptable

7. Doors

Marginal

The door drags the floor during operation.

The door does not latch properly.

8. Electrical

Acceptable

Findings:
• GFCI protected receptacles

9. Exhaust Fan

Findings:
• Operable

10. Heating Source

Heating source observed:
• Yes

Living Room

1. General

Living room.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

Findings:
• Squeaks

4. Ceiling Fan

Marginal

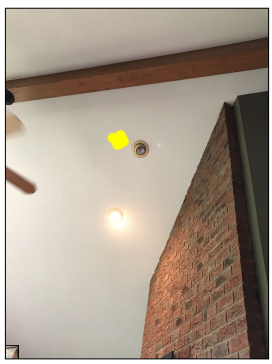
Findings:
• Shakes during operation

5. Windows

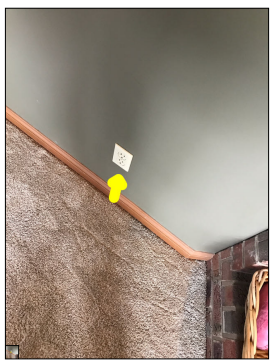
Marginal Aged

6. Electrical

Marginal



The light is inoperable. This bulb might be burned out.



Loose receptacles.

7. Heating Source

Heating source observed:
• Yes

Sunroom

1. General

Sunroom.

2. Walls/Ceiling

Marginal

Findings:
• Discoloration

Discoloration along the ceiling.

Discoloration along the ceiling.

3. Floor

Acceptable

4. Ceiling Fan

Acceptable

5. Doors

Marginal

Findings:
• Aged sliding entry door

Torn screen along the door.

Loose handle.

6. Windows

Acceptable

7. Electrical

Acceptable

8. Heating Source

Heating source observed:
• No

Office Room

1. General

Office.

2. Walls/Ceiling

Acceptable

3. Floor

Marginal

Findings:
- Squeaks
- Slopes

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

4. Doors

Marginal

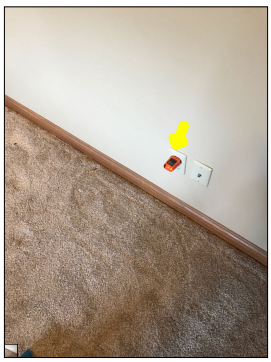
The door does not latch properly.

5. Windows

Marginal Aged

6. Electrical

Marginal



Loose receptacles.

7. Heating Source

Heating source observed:
• Yes

Foyer

1. General

Foyer.

2. Walls/Ceiling

Marginal

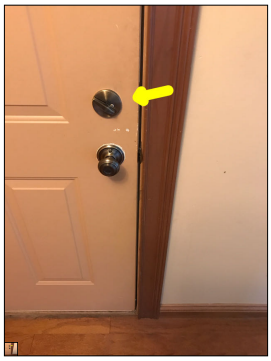
Defective door latch.

3. Floor

Acceptable

4. Doors

Marginal



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

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
- Cellulose
- Loose

3. Insulation

Marginal

Findings:
- Displaced insulation
- Signs of wildlife activity
- Debris within the insulation

Signs of burrowing within the insulation. This is an indication of wildlife activity. Wildlife activity can cause property damage.

Mice/rodent tracks along the insulation. Wildlife activity can cause property damage.

4. Ventilation

Acceptable

Findings:
- Ventilation appears adequate

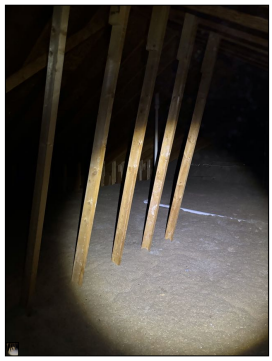
5. Exhaust Fans/Exhaust Ductwork

Marginal

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.

General photo of the attic.

Basement

1. Stairs

2. Foundation Type

Findings:
- Poured concrete

3. Foundation/Floor

Findings:
- Limited visibility
- Fixed covered walls
- Fixed covered ceilings

4. Doors

The door rubs the frame during operation.

5. Walls/Ceiling

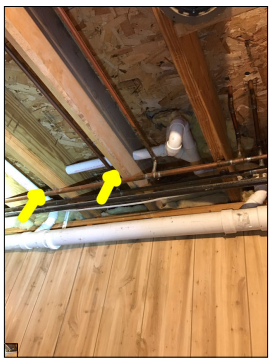
Findings:
• Discoloration

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.

6. Electrical

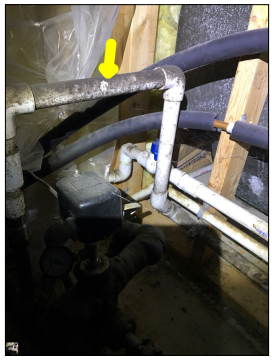
7. Beams/Subfloor/Joists/Columns



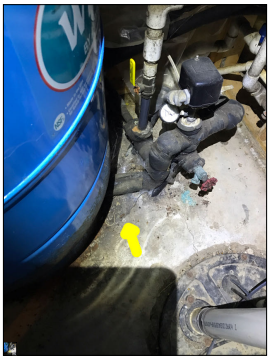
Unconventional plumbing pipes routed through the floor joists. This is not a recommended practice. Plumbing pipes normally are not routed through floor joists, unless the house is built with floor trusses, in this case, the house does not have floor trusses. The unconventional alterations and holes to the floor joists 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.

8. Plumbing/Drainage

Findings:
• No apparent sump pump observed



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



Signs of discoloration and previous accumulation of water along the floor adjacent to the pressure tank. There was no moisture observed in this area on the day of the inspection. The discoloration could be from condensation along the pressure tank and plumbing pipes in this area. Recommend licensed plumber further evaluate and make necessary repairs.

9. Ejector Pump

Acceptable

Materials:
• Operable
• Ejector pumps should have annual inspection and maintenance by a licensed plumber. Avoid excessive hair, pet hair, pet fur, feminine products, cigarette butts, dryer sheets, latex products, cotton swabs, sanitary napkins, paper towels, diapers, dental floss or any other foreign objects/debris from entering the ejector pump. Failure to do so will result in pump defects and costly repairs. It is always recommended to educate those dwelling in the house about the ejector pump. Many ejector pump failures are caused by house guests inserting one of the previously listed items into the drain pipes due to their lack of knowledge about ejector pumps.

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

Cooling System

1. Cooling System Information

Findings:
- Brand/ClimateMaster
- The approximate manufacture date is 2016

2. Refrigerant Type

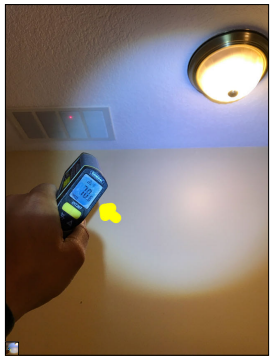
Findings:
- R410

3. Cooling System

Findings:

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

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



The photo identifies the temperature of the return air while the geothermal was in operation. The approximate temperature of the return air was 70 degrees Fahrenheit.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/ClimateMaster
- The approximate manufacture date is 2016

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Geothermal

3. Heating System

Marginal

Findings:
- No current service record
- Service recommended
- Ductwork needs cleaning
- Emergency heat operable
- The temperature rise for the geothermal was approximately 12 degrees Fahrenheit.

Geothermal.

Geothermal data plate.

The photo identifies the temperature of the supply air while the geothermal was in operation. The approximate temperature of the supply air was 94 degrees Fahrenheit.

The photo identifies the temperature of the return air while the geothermal was in operation. The approximate temperature of the return air was 82 degrees Fahrenheit.

Plumbing

1. Main Water Shut-Off Valve

Location:
- Basement

Apparent main water shut-off valve.

2. Main Fuel Shut-Off Valve

Location:
• Exterior

Main fuel shut off valve.

3. Visible Water Distribution Plumbing

Materials:
• Copper

4. Visible Drain/Vent Plumbing

Materials:
• PVC

5. Condition Of Water Supply/Drain/Vents Plumbing

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

6. Visible Fuel Lines

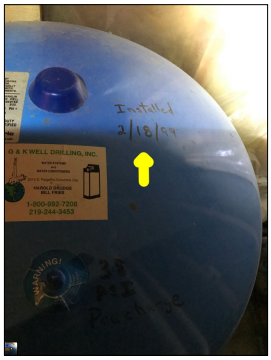
Materials:
• Black iron

7. Condition Of Fuel Lines

8. Pressure Tank/Well Pump

Findings:
• Rust/corrosion
• Mold like substance

Pressure tank.



According to the markings, the pressure tank was installed in 1999.

The well pressure was approximately 65 PSI during the inspection.

Rust/corrosion along the pressure tank and a mold like substance. An active or intermittent water source can cause rust, corrosion and mold growth.

9. Well Pump

Location:
- Submersible

10. Water Softener

Acceptable

Water softener.

11. Water Quality Test

Water quality test:
- No

12. Wellhead

Marginal

Exposed wires. This is a potential safety hazard. Exposed wires should be wrapped in conduit.

Water Heater

1. Water Heater General Information

Brand/Approximate Age:
- Brand/AO Smith
- The approximate manufacture date is 2016

Type:
- Electric

2. Water Heater

Marginal

Water heater.

Water heater data plate.

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

Water Heater 2

1. Water Heater General Information

Brand/Approximate Age:
- Brand/AO Smith
- The approximate manufacture date is 2016

Type:
- Electric

2. Water Heater

Marginal

Water heater.

Water heater data plate.

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

Electrical

1. General Information

Location of panels:
- Garage

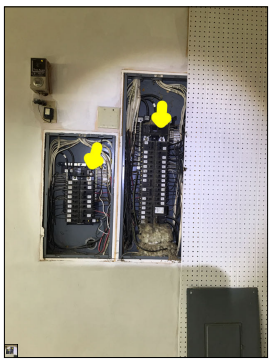
Voltage/Amperage:
- 120/240 volts
- 200 amps

2. Branch Wire

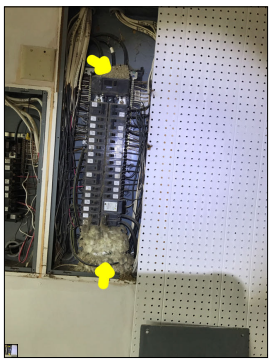
Type:
- Copper

3. Electrical

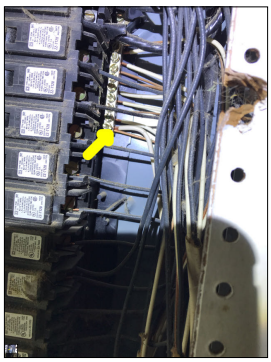
Marginal



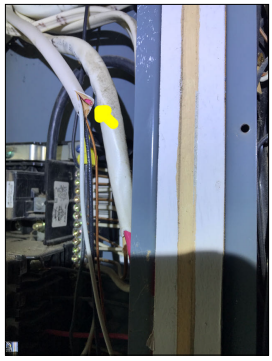
Main circuit breakers.



Debris and insulation observed within the circuit breaker panel. This is not a recommended practice and does not meet the industry standard.



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.



Loose/unused wires. Loose/unused wires are considered a safety hazard.

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.

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.