FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

5322 Finch Ln. Fort Wayne, IN 46818
Inspection Prepared For: Seller

Date of Inspection: 10/16/2024
Age of House: 32 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.

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.

Bathroom 1		
Page 24 Item: 2	Sinks/Plumbing	• Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.

Grounds

1. Driveway

Marginal Safety Hazard

Findings:
- Cracks/deterioration/pitting
- Uneven surfaces

Cracks and deterioration along the driveway.

Cracks and deterioration along the driveway.

2. Service Walks/Steps

Marginal

Findings:
- Pitting

Pitting along the service walks.

3. Porch

Marginal

The column is loose.

Wood rot damage along the column.

4. Patio/Deck

Marginal

Cracks and deterioration along the patio.

5. Hose Bibs

Acceptable

6. Landscaping

Marginal

Findings:
- Trim back trees/shrubberies
- Remove wood/leaves/debris from around house

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 2+ layers

3. Roof Type

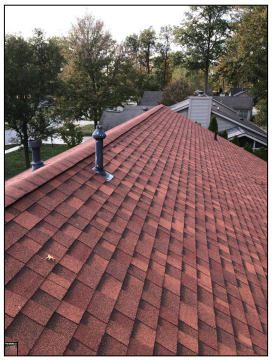
Findings:
• Asphalt

4. Approximate Age of Roof

Findings:
• 10 - 15+ years

5. Condition

Marginal



General photo of the roof.

Debris along the roof. Excessive debris along the roof can restrict the ability of the roof to shed water, thus creating potential leak points.

Please note - while skylights are an attractive feature for a home because of their ability to allow natural light into the house, skylights carry some disadvantages. Skylights are prone to leakage. Skylights are poor insulators. Skylights are prone to breaking/cracking during heavy storms, such as a hail storm. Skylights are prone to breaking/cracking from falling debris, such as a falling tree limb. Skylights are also prone to condensation during winter months because the warm air from within the house comes in contact with the cold surface of the skylight, thus creating condensation. An intermittent or active water source can cause mold growth. Homeowners sometimes mistake condensation along a skylight for a leak. FamilyGuard recommends annual maintenance on all skylights and unexpected repairs should be anticipated.

Unconventional application of roof sealant along the rubber flashing. Rubber flashing is designed to be caulkless. This is considered amateur craftsmanship. Most roof sealants are petroleum based. A petroleum based product can cause the rubber flashing to prematurely deteriorate, thus creating a leak point.

Exposed fiberglass mat along the shingles. This is a sign of deterioration along the roof.

Exposed fiberglass mat along the shingles. This is a sign of deterioration along the roof.

Exterior

1. Gutters

Marginal

Findings:
- Gutter guards are dirty
- Need to be cleaned

2. Siding

Marginal

Findings:
- Cracks and holes in siding, loose/detached siding, gaps in siding and missing siding have the potential to allow water/moisture, insects, bats, mice, wood destroying insects, pests, and rodents into the framing of a house. The intrusion of water/moisture, insects, bats, mice, wood destroying insects, pests, and rodents has the potential to cause damage to a house, such as wood rot, mold, property damage and structural damage.
- Recommend general contractor further evaluate and make necessary repairs

Damaged siding.

Damaged siding.

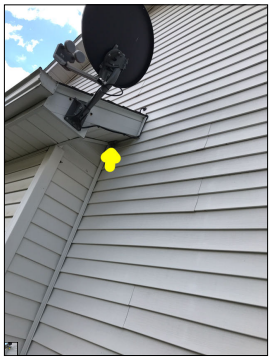
Damaged siding.

Unconventional application of caulk along the siding and unconventional repairs along the siding. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure.

Damaged siding.

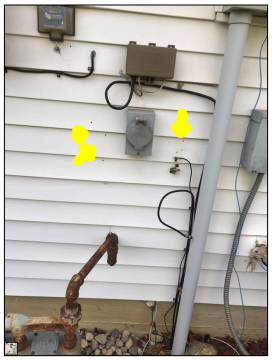
Exposed nails/fasteners along the siding. Exposed nails/fasteners are potential leak points. Exposed nails along the siding is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

Discoloration along the siding.



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

Gaps along the siding.



Holes along the siding.

Rust and corrosion along the header. This is considered a defect.

Dents along the siding.

3. Foundation/Slab

Marginal

Findings:
- Limited visibility

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

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Unconventional materials up against the foundation. This is considered abnormal and amateur craftsmanship.

Unconventional materials up against the foundation. This is considered abnormal and amateur craftsmanship.

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.

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4. Exterior Electrical

Marginal

The weather protection cover is missing.

Rust and corrosion along the exterior lights.

Missing end ball.

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
- Dense vegetation

Garage

1. Overhead Door(s)

Marginal

Rust and corrosion along the overhead door. Rust/corrosion along the door is considered a defect.

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

2. Automatic Opener

Acceptable

Findings:
- Operable

3. Safety Reverse

Acceptable

Findings:
- Operable

4. Floor/Slab

Marginal

Findings:
- Cracks

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

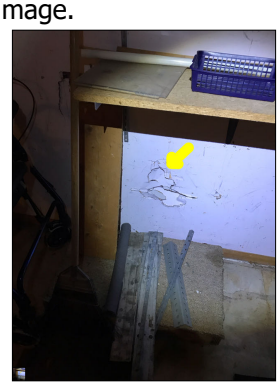
Marginal

Findings:
- Cracks
- 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 wall.

Damage along the wall.



Damage along the wall.

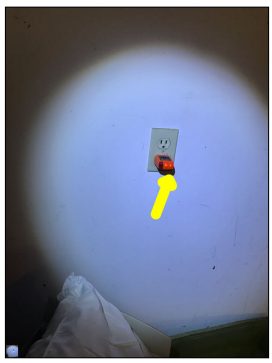
Cracks along the ceiling.

6. Doors

Acceptable

7. Electrical

Marginal Safety Hazard



Loose receptacles.

Open ground receptacles.

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Acceptable

3. Sink/Faucet/Plumbing

Marginal

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

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 110 degrees Fahrenheit.

4. Walls/Ceiling

Marginal

Findings:
- Discoloration

Discoloration along the ceiling.

5. Floor

Acceptable

6. Doors

Acceptable

7. Windows

Acceptable

8. Ceiling Fan

Marginal

Findings:
• Shakes during operation

9. Electrical

Marginal Safety Hazard

Loose receptacles.

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

10. Range

Marginal Aged

The microwave is unconventionally close to the burners. This is considered abnormal and amateur craftsmanship. This is also a potential fire hazard.

11. Exhaust Fan

Findings:
- Operable

12. Dishwasher

Acceptable

13. Dishwasher Drain Line Looped

Findings:
- Yes

14. Refrigerator

Acceptable

15. Microwave

Acceptable

Laundry

1. General

Laundry.

2. Dryer Exhaust

Marginal

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

Acceptable

4. Plumbing

Acceptable

Findings:
• Limited visibility

5. Dryer

Findings:
• Aged

6. Washing Machine

Findings:
• Aged

7. Doors

Acceptable

8. Walls/Ceiling

Acceptable

9. Floor

Acceptable

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

The supply vent is inoperable. However, the room also has a supply vent along the floor and an electrical heating element in the room.

3. Floor

Acceptable

4. Ceiling Fan

Acceptable

5. Doors

Acceptable

6. Windows

Acceptable

7. Electrical

Marginal

Inoperable switch.

8. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

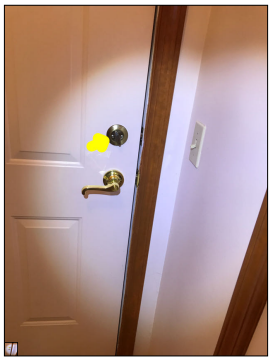
Marginal

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

Unfinished floor/missing floor coverings.

4. Doors

Poor



The deadbolt is difficult to operate. I was unable to unlock the deadbolt and open the door.

5. Windows

Acceptable

6. Electrical

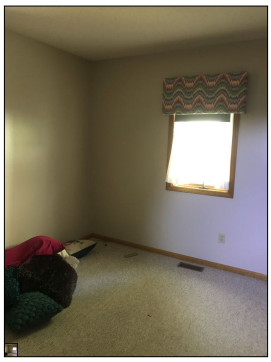
Acceptable

7. Heating Source

Heating source observed:
• Yes

Bedroom 3

1. General



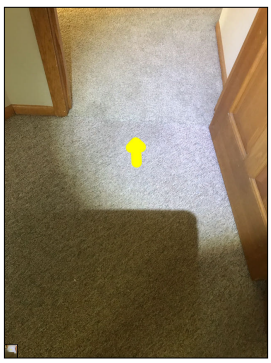
Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Marginal



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

4. Doors

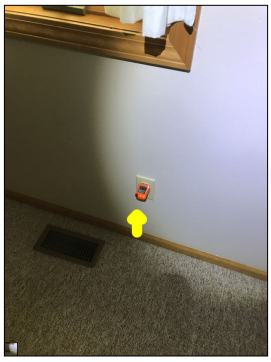
Acceptable

5. Windows

Acceptable

6. Electrical

Marginal



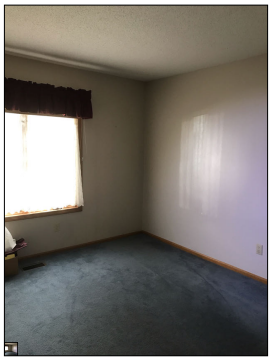
Loose receptacles.

7. Heating Source

Heating source observed:
• Yes

Bedroom 4

1. General



Bedroom.

2. Walls/Ceiling

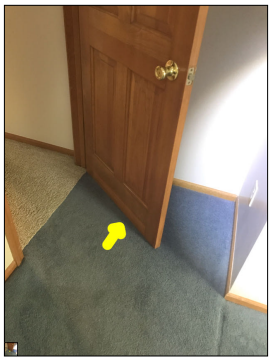
Acceptable

3. Floor

Acceptable

4. Doors

Marginal



The door drags the floor during operation.

5. Windows

Acceptable

6. Electrical

Marginal Safety Hazard

Loose receptacles.

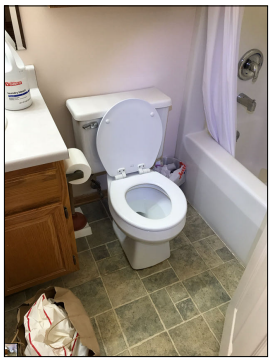
The light is noisy during operation. This is considered a defect.

7. Heating Source

Heating source observed:
- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

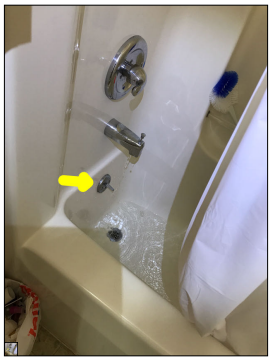
Poor

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

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

3. Shower/Bathtub

Marginal



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.

4. Toilet

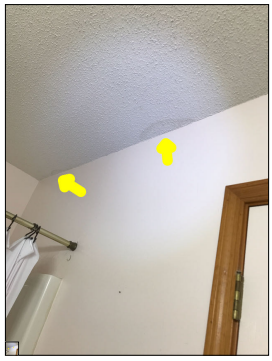
Marginal

The toilet is loose. The toilet rocks back and forth. A toilet should not have any movement and be fully anchored and secured to the floor.

5. Walls/Ceiling

Marginal

Flaking and peeling along the walls.



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

6. Floor

Acceptable

7. Doors

Acceptable

8. Electrical

Marginal Safety Hazard

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

Open ground receptacles

9. Exhaust Fan

Findings:
- Operable

10. Heating Source

Heating source observed:
- Yes

Bathroom 2

1. General

Bathroom.

2. Sinks/Plumbing

Findings:

Marginal
- Limited visibility underneath the sink
- Rust/corrosion

Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Marginal

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

4. Toilet

Acceptable

5. Walls/Ceiling

Acceptable

6. Floor

Acceptable

7. Doors

Acceptable

8. Electrical

Acceptable

Findings:
• GFCI protected receptacles

9. Exhaust Fan

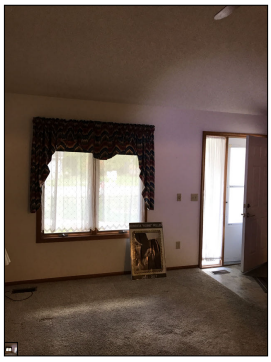
Findings:
• Operable

10. Heating Source

Heating source observed:
• Yes

Living Room

1. General



Living room.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Ceiling Fan

Findings:
Marginal
• Noisy
• Shakes during operation

5. Doors

Marginal

The door does not latch properly.

Flaking and peeling along the door.

6. Windows

Acceptable

7. Electrical

Acceptable

8. Heating Source

Heating source observed:
- Yes

Sunroom

1. General

Sunroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

Findings:
• Squeaks

The floor is on a crawl space area. There is no apparent access underneath the floor. Systems and components underneath the floor were not inspected.

4. Ceiling Fan

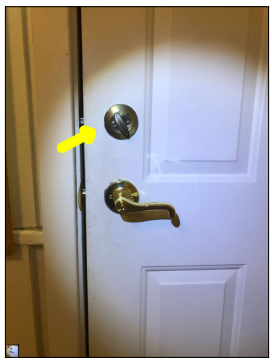
Marginal

Findings:
• Shakes during operation

5. Doors

Marginal

The door does not latch properly.



The deadbolt rubs the strike plate during operation. This is considered a defect. The strike plate should move smoothly during operation.

6. Windows

Acceptable

7. Electrical

Acceptable

8. 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

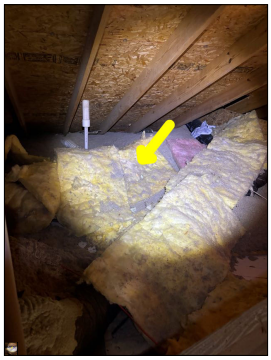
Findings:
- The approximate depth of the insulation is 6+ inches
- Batts
- Fiberglass
- Cellulose
- Loose

3. Insulation

Findings:

Marginal

- Displaced insulation



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

4. Ventilation

Findings:

Acceptable

- Ventilation appears adequate

5. Exhaust Fans/Exhaust Ductwork

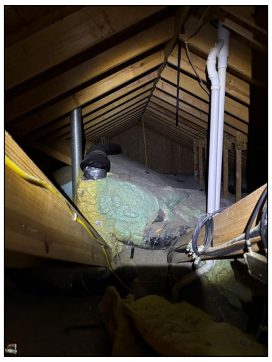
Marginal

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:
- Discoloration

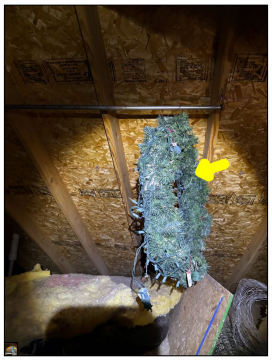
Marginal



General photo of the attic.

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

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

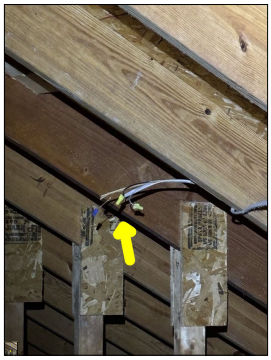


Debris and clutter within the attic. Visibility and accessibility were limited.

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

Wasp nest observed. Wildlife activity can cause property damage.

7. Electrical



Exposed wires. This is a potential safety hazard.

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/Bryant
- The approximate manufacture date is 2003

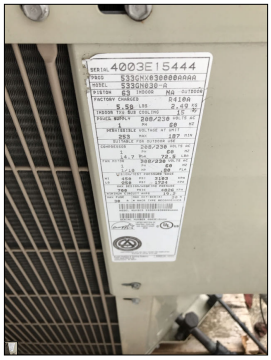
2. Refrigerant Type

Findings:
- R410

3. Cooling System

Marginal Aged

Condenser.



Condenser data plate.

The outdoor temperature during the time of the inspection was approximately 54 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 condenser is not level. Refrigerant within an air conditioner also acts as a lubricant. When the condenser is leaning, some internal components may not get properly lubricated, thus shortening the lifespan of the condenser.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Trane
- The approximate manufacture date is 2010

Heat Exchanger:
- Sealed
- Not visible

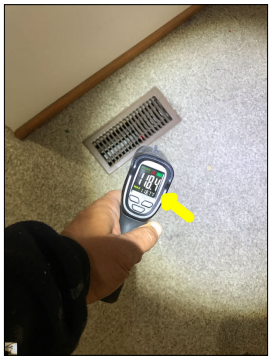
2. Energy Source

Type:
- Gas

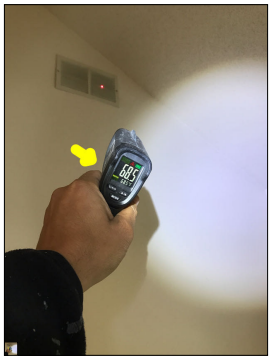
3. Heating System

Findings:
- The temperature rise for the furnace was approximately 50 degrees Fahrenheit.

Furnace.

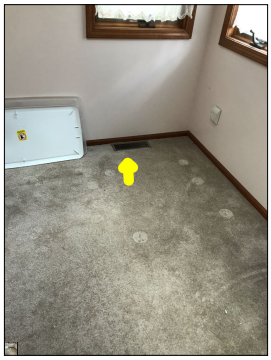


The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 118 degrees Fahrenheit.



The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 68 degrees Fahrenheit.

Furnace data plate.



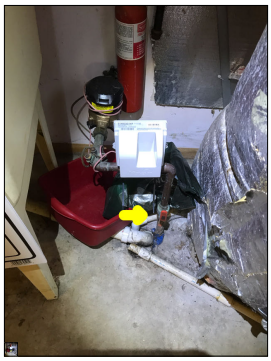
Please note, the house has sub slab HVAC ductwork. Sub slab ductwork can potentially allow water intrusion from the ground. Ground water entering into the ductwork can cause air quality problems and can hinder the performance of the heating and cooling systems. Also, sub slab ductwork can potentially 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.

Plumbing

1. Main Water Shut-Off Valve

Location:
• Garage



Main water shut off valve.

2. Main Fuel Shut-Off Valve

Marginal

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.

Corrosion along the water lines. This is located in the garage.

The garage sink unconventionally drains into the floor drain. This is considered abnormal and amateur craftsmanship. The sink should drain into the main drain pipes.

6. Visible Fuel Lines

Materials:
- Black iron

7. Condition Of Fuel Lines

Marginal Safety Hazard

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

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 2021

Type:
- Gas

2. Water Heater

Acceptable

Water heater.

Water heater data plate.

Electrical

1. General Information

Location of panels:
- Garage

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

2. Branch Wire

Type:
- Copper

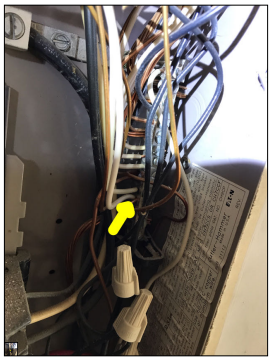
3. Electrical

Findings:

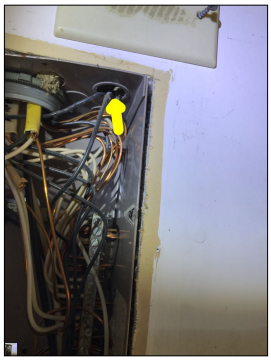
Marginal Safety Hazard

- Circuit breaker panels less than 200 amps might not be able to meet modern day electrical demands.

Main circuit breaker.



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.



Wires routed through the knockout without a bushing or clamp. This is considered a safety hazard as the metal edge of the knockout could penetrate the wires, thus causing spark and a fire.

Double tapped circuit breaker. Two conductors inserted into a single circuit breaker that is rated for one conductor could become loose over time which could lead to overheating, arcing, spark and possible fire.

Unconventional handle tie along the circuit breakers. Handle ties are not common and not all circuit breakers are rated for handle ties.

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.