

FAMILYGUARD

HOME INSPECTION REPORT



Inspector: Alex Bishop
License #: HI01600042

3673 W. 325 N. Marion, IN 46952
Inspection Prepared For: Seller

Date of Inspection: 1/8/2025
Age of House: 87 Years
Weather: Overcast

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.

Bathroom 1

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

Page 38 Item: 6	Sheathing/Framing	<ul style="list-style-type: none"> • Mold like substance along the sheathing/framing. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage. • Areas of ice observed in the attic. This is an indication that the attic is not properly ventilated and/or insulated. An active or intermittent water source can cause mold growth and property damage, such as wood rot, water staining along ceilings, and damage to building materials.
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Basement/Crawl Space/Slab

Page 41 Item: 5	Beams/Subfloor/Joists/Columns	• Exit holes observed. Exit holes are an indication of an infestation of powderpost beetles. Powderpost beetles are a wood destroying insect and can cause structural damage and property damage.
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Heating System

Page 45 Item: 3	Heating System	• The burners never turned on, only the igniter would glow. The emergency heat/furnace is inoperable.
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Grounds

1. Driveway

Marginal



Findings:

- Grass/dirt/gravel surface

2. Service Walks/Steps

Marginal



Findings:

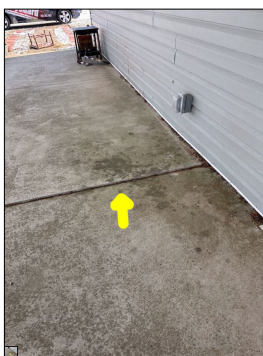
- Cracks/deterioration/pitting



The riser/step is unconventional. This is a potential trip hazard.

3. Porch

Marginal



Uneven surface along the porch. This is a trip hazard.

4. Patio/Deck

Marginal



Findings:

- Recommend refinishing



Cracks and deterioration along the patio.



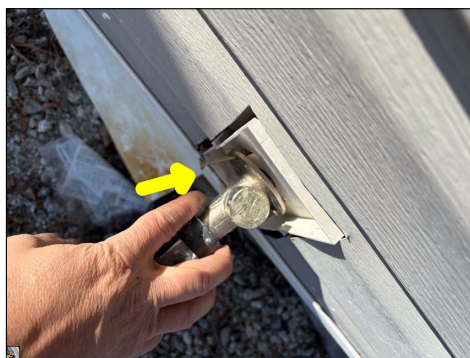
The deck has wood to soil contact. This is not a recommended practice. Water and moisture from the soil/earth can wick up along the deck and the water can be absorbed by the deck. An active or intermittent water source can cause property damage, such as wood rot damage. Also, the wood to soil contact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

5. Hose Bibs



Findings:

- Loose/detached



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

6. Landscaping



Findings:

- Trim back trees/shrubberies
- Mulch/ground in close proximity with siding
- 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.



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

Roof

1. Roof Visibility

Findings:

- Partial visibility/accessibility
- Snow/ice along the roof

2. Roof Layers

Findings:

- Unknown/No visibility

3. Roof Type

Findings:

- Metal

4. Approximate Age of Roof

Findings:

- 5 - 10+ years

5. Condition

Marginal



General photo of the roof.

The metal roof is missing a snow/ice guard. The lack of a snow/ice guard can allow large sheets of ice and snow to slide off of the roof, thus potentially causing property damage and/or bodily harm.



The screw is not against any wood sheathing. This is abnormal. The lack of sheathing for the screw to grab can create a loose connection, thus creating a roofing leak point. Please note, the screw has rust along it, which means the screw most likely leaks.

Exterior

1. Gutters

Marginal



Findings:

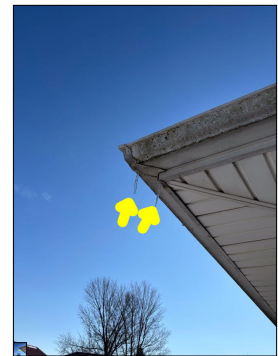
- Need to be cleaned
- A defective gutter/drainage system can cause excessive water to accumulate around the house, thus potentially causing water intrusion into the house or potential foundation problems due to excessive hydrostatic pressure. Also, a defective gutter/drainage system can cause excessive water to flow along the exterior walls, which could allow water to get behind the siding, soffit and fascia. An active or intermittent water intrusion source can cause mold growth and property damage.



The gutter system leaks. This is considered abnormal and a defect.



The gutter system leaks. This is considered abnormal and a defect. It appears water is getting behind the gutter as it flows from the roof. This is considered a defect.



The gutter system leaks. This is considered abnormal and a defect.

2. Siding

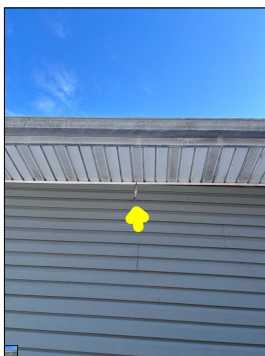
Marginal

Findings:

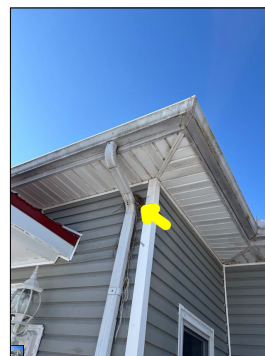
- Loose/detached
- Low ground clearance
- Discoloration
- Cracks and holes in siding, loose/detached siding, gaps in siding and missing siding have the potential to allow water/moisture, insects, bats, mice, wood destroying insects, pests, and rodents into the framing of a house. The intrusion of water/moisture, 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



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.



Gaps along the siding.



Bird's nest. Wildlife activity can cause property damage.



Damaged siding.



Loose/detached siding.

3. Exterior Electrical



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



The wires are not wrapped in conduit. This is considered abnormal, amateur craftsmanship and a potential safety hazard. Wires should be wrapped in conduit to protect both humans and the electrical wiring. Wires that lack conduit can potentially get pulled, become loose, or damaged, thus creating shock hazards and/or fire hazards. Also, the sheathing around the wires is not rated for exterior use. The lack of proper sheathing can allow rain, snow, sunlight, wildlife, etc. to damage the wires, thus causing shock hazards, spark, arcing and/or fire.

4. Wood Destroying Insect Damage/Treatment

Findings:

- Limited visibility
- Frass
- Exit holes
- Finished walls/ceilings
- Cabinetry/shelving
- Exterior siding
- Dense vegetation
- Please review entire report
- Dirt floor in the crawl space
- Powderpost beetles

Garage

1. Overhead Door(s)



2. Automatic Opener



Findings:

- Operable

3. Safety Reverse

Acceptable
✓

4. Floor/Slab

Marginal
✓

Findings:

- Cracks



Cracks and deterioration along the floor.

5. Walls/Ceiling

Marginal
✓



Structural repairs observed in the attic above the detached garage.

6. Doors

Acceptable
✓

7. Electrical

Marginal
✓

Findings:

- Non **GFCI** protected



Non GFCI protected receptacles.

8. Roof General

Visibility:

- All

Layers/Approximate Age:

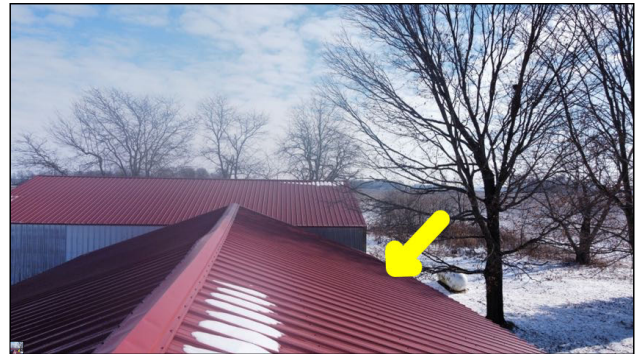
- 5 - 10+ years
- Layers of roof unknown. No visibility. Please note, a metal roof system was observed. It is not uncommon for a metal roof to be installed over a preexisting roof layer.

9. Roof

Marginal



General photo of the roof.



The metal roof is missing a snow/ice guard. The lack of a snow/ice guard can allow large sheets of ice and snow to slide off of the roof, thus potentially causing property damage and/or bodily harm.

10. 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.



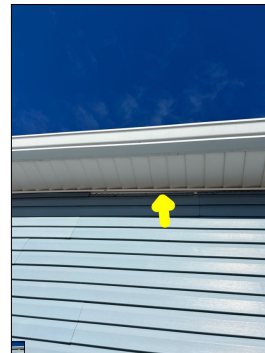
Damaged siding.



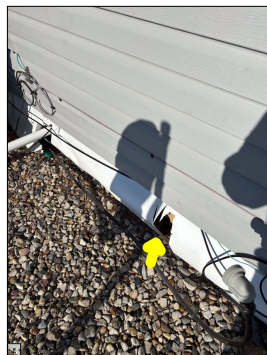
Damaged siding.



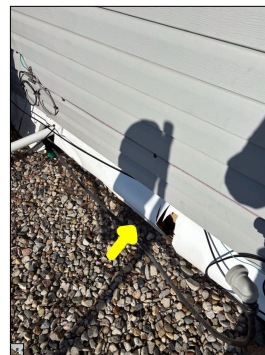
The siding is in proximity to the ground. Siding should have at least 6 to 8 inches of clearance above the ground. Maintaining proper clearances reduces access to wood structures behind the siding and helps preserve the house. The proper clearances help restrict access from wood destroying insects and/or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



Gaps along the 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.

11. Windows

Marginal



Missing window screens.



The lock does not catch the latch keeper.

12. Gutters

Acceptable



Kitchen

1. General



Kitchen.

2. Cabinets/Countertops

Acceptable



3. Sink/Faucet/Plumbing

Marginal



Findings:

- Limited visibility underneath the sink



Pest control observed. Wildlife activity can cause property damage.



S-trap underneath the sink. S-traps no longer meet modern day plumbing standards. S-traps have the potential to siphon and become dry, thus creating the potential to allow sewer gases into the house. S-traps have the potential to make a knocking/gurgling sound when draining.



Missing receptacle cover.



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 48 degrees Fahrenheit. There was no hot water through the house on the day of the home inspection.

4. Walls/Ceiling

Acceptable



5. Floor

Marginal



Findings:

- Slopes

6. Windows

Marginal



Holes along the window screen.



The windows are difficult to operate.



The lock does not catch the latch keeper.



Aged windows.

7. Ceiling Fan

Marginal



Findings:

- Shakes during operation

8. Electrical

Marginal



Findings:

- Non GFCI protected receptacles



Non GFCI protected receptacles.

9. Range

Findings:
• Operable

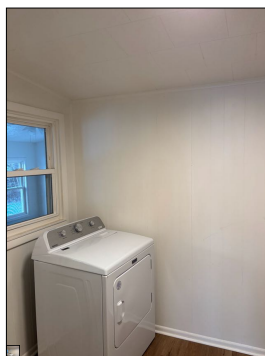
10. Exhaust Fan

Findings:
• Operable

11. Dishwasher**12. Refrigerator**

Findings:
• Not present

Laundry

1. General

Laundry.

2. Dryer Exhaust

The dryer exhaust is unconventionally routed through the adjacent room. This is considered amateur craftsmanship and abnormal.

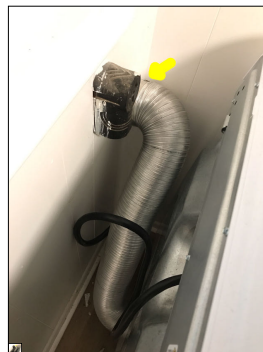
3. Receptacles/Lights



- Findings:
- Open ground/neutral



Open ground receptacles.



Inoperable dryer receptacle, however, there is an operating dryer receptacle towards the bottom of the wall.

4. Plumbing



- Findings:
- Limited visibility

5. Dryer

- Findings:
- Operable

6. Washing Machine

- Findings:
- Operable

7. Doors



8. Windows



9. Walls/Ceiling



10. Floor



- Findings:
- Slopes

11. Heating Source

Heating source observed:

- Yes

Bedroom 1

1. General



Bedroom.

2. Walls/Ceiling

Acceptable



3. Floor

Findings:

- Slopes

Marginal



4. Ceiling Fan

Findings:

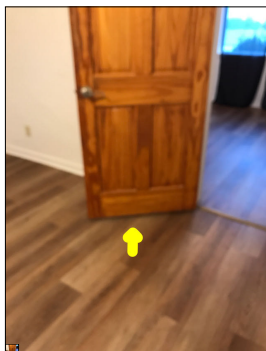
- Shakes during operation

Marginal



5. Doors

Marginal



The door swings to an open position. This is considered abnormal and a defect.



The door drags the floor during operation.



Damage along the door.

6. Windows

Marginal



Holes along the window screen.

7. Electrical

Marginal



Findings:

- Open ground/neutral



Open ground receptacles.

8. Heating Source

Heating source observed:

- Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Acceptable



3. Floor

Findings:

- Slopes

Marginal



4. Ceiling Fan

Findings:

- Shakes during operation

Marginal



5. Doors

Findings:

- Aged sliding entry door

Marginal



The door is detached from its track.

6. Windows

Acceptable
✓

7. Electrical

Marginal
✓ 

Findings:

- Open ground/neutral



Open ground receptacles.

8. Heating Source

Heating source observed:

- Yes

Bedroom 3

1. General



Bedroom.

2. Walls/Ceiling

Acceptable
✓

3. Floor

Marginal



Findings:

- Slopes

4. Ceiling Fan

Marginal



Findings:

- Shakes during operation

5. Doors

Marginal



The door swings to an open position. This is considered abnormal and a defect.



The door is disconnected from its track.

6. Windows

Acceptable



7. Electrical

Marginal



Findings:

- Open ground/neutral



Open ground receptacles.

8. Heating Source

Heating source observed:

- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

Poor



Findings:

- Rust/corrosion
- Leaks

Observations:

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



S-trap underneath the sink. S-traps no longer meet modern day plumbing standards. S-traps have the potential to siphon and become dry, thus creating the potential to allow sewer gases into the house. S-traps have the potential to make a knocking/gurgling sound when draining.



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

3. Shower/Bathtub

Marginal



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 showerhead leaks during operation.



Unconventional beads of caulk along the shower/bath. This is considered amateur craftsmanship. The beads of caulk will discolor and deteriorate with time and potentially mold. The caulk will require regular maintenance to prevent water from getting underneath the caulk and behind the shower/bath wall. A properly installed shower/bath will have edges that overlap and the overlapped edges will properly shed water and create liquid tight seams. Beads of caulk can actually trap water and allow water to get behind the shower/bathtub wall and within the wall cavities, thus causing potential mold growth and property damage.

4. Toilet

Acceptable



5. Walls/Ceiling

Acceptable



6. Floor

Marginal



Findings:

- Slopes

7. Doors

Marginal



The door rubs the frame during operation.

8. Windows

Marginal



Holes along the window screen.

9. Electrical

Acceptable



Findings:

- GFCI protected receptacles

10. Exhaust Fan

Findings:

- Operable

11. Heating Source

Heating source observed:

- Yes

Bathroom 2

1. General



Bathroom.

2. Sinks/Plumbing

Marginal
✓

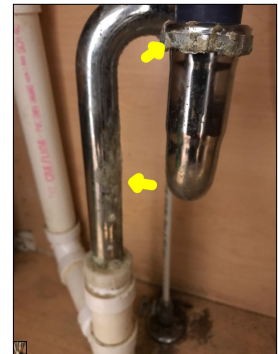
Findings:
• Rust/corrosion



S-trap underneath the sink. S-traps no longer meet modern day plumbing standards. S-traps have the potential to siphon and become dry, thus creating the potential to allow sewer gases into the house. S-traps have the potential to make a knocking/gurgling sound when draining.



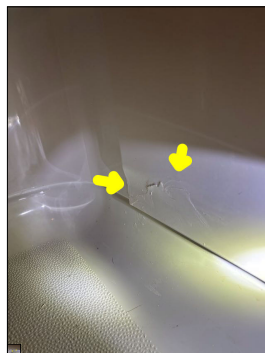
Rust/corrosion along the plumbing pipes.



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Marginal



Unconventional beads of caulk along the shower/bath. This is considered amateur craftsmanship. The beads of caulk will discolor and deteriorate with time and potentially mold. The caulk will require regular maintenance to prevent water from getting underneath the caulk and behind the shower/bath wall. A properly installed shower/bath will have edges that overlap and the overlapped edges will properly shed water and create liquid tight seams. Beads of caulk can actually trap water and allow water to get behind the shower/bathtub wall and within the wall cavities, thus causing potential mold growth and property damage.

Apparent repairs along the shower. Liquid tight repairs to a shower can be difficult to achieve.

4. Toilet

Acceptable



5. Walls/Ceiling

Acceptable



6. Floor

Marginal



Findings:
• Slopes

7. Doors

Acceptable



8. Windows

Acceptable



9. Electrical

Acceptable



10. Exhaust Fan

- Findings:
- Operable

11. Heating Source

- Heating source observed:
- Yes

Living Room

1. General

Living room.

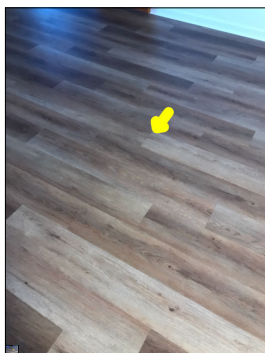
2. Walls/Ceiling

Acceptable
✓

3. Floor

Marginal
✓

- Findings:
- Slopes



The floor slopes. This is considered abnormal and a defect. The floor is spongy and moves when walking on it. This is considered abnormal and a defect.

4. Doors

Marginal



Findings:

- Aged entry door



The door rubs the frame during operation.



Torn weatherstrip along the door.



The suspension to the storm door is missing.

5. Windows

Marginal



Holes along the window screen.

6. Electrical

Marginal

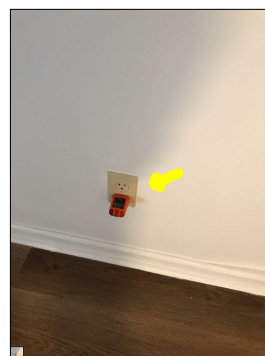


Findings:

- Open ground/neutral



Open ground receptacles.



The receptacle is inoperable.

7. Heating Source

Heating source observed:

- Yes

Dining Room

1. General



Dining room.

2. Walls/Ceiling

Acceptable



3. Floor

Findings:

- Slopes

Marginal



4. Ceiling Fan

Acceptable



5. Windows

Acceptable



6. Electrical

Findings:

- Open ground/neutral

Marginal





Open ground receptacles.

7. Heating Source

Heating source observed:

- Yes

Family Room

1. General



Family room.

2. Walls/Ceiling

Acceptable



3. Floor

Findings:

- Slopes

Marginal



4. Ceiling Fan

Acceptable



5. Electrical



Findings:

- Open ground/neutral



Open ground receptacles.

6. Heating Source

Heating source observed:

- Yes

Sunroom

1. General



Sunroom.

2. Walls/Ceiling



3. Floor



4. Ceiling Fan

Marginal



Findings:

- Noisy



Missing globe for one of the light bulbs.

5. Doors

Marginal



Damage along door frame.

6. Windows

Acceptable



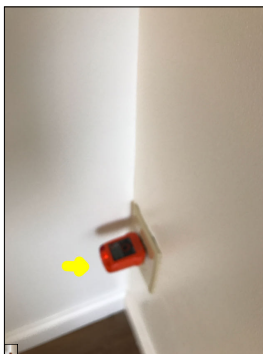
7. Electrical

Marginal



Findings:

- Open ground/neutral



Open ground receptacles.

8. Heating Source

Heating source observed:

- No
- None visible

Foyer

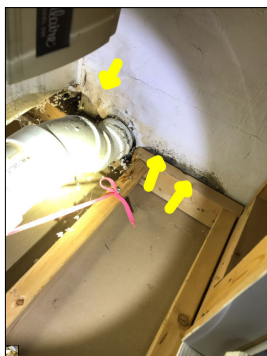
1. General



Foyer.

2. Walls/Ceiling

Poor ✓



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



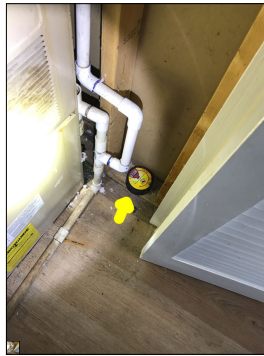
Discoloration along the ceiling and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.

3. Floor

Marginal ✓

Findings:

- Slopes



Pest control observed. Wildlife activity can cause property damage.

4. Doors

Marginal
✓

Findings:

- Aged entry door



Loose door knob.

5. Windows

Marginal
✓



Missing window screens.

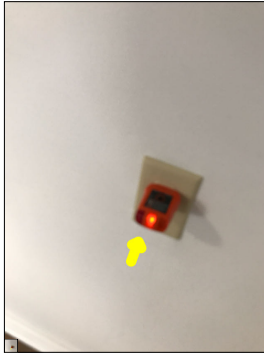
6. Electrical

Marginal
✓

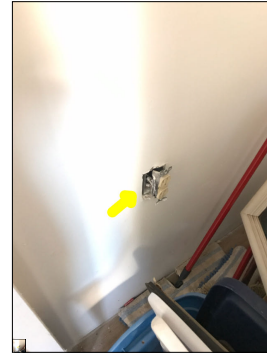


Findings:

- Open ground/neutral



Open ground receptacles.



Loose receptacle.

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:

- Signs of rodent droppings
- Signs of wildlife activity

4. Ventilation



Findings:

- Ice observed in the attic
- Inadequate ventilation can create moisture problems
- Eaves covered with insulation
- Additional attic ventilation recommended

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.

6. Sheathing/Framing

Marginal

Findings:

- Limited visibility
- Mold like substance
- Structural modifications observed
- Moisture/dampness detected
- Signs of previous water intrusion observed

Observations:

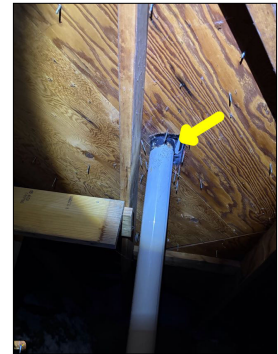
- Mold like substance along the sheathing/framing. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.
- Areas of ice observed in the attic. This is an indication that the attic is not properly ventilated and/or insulated. An active or intermittent water source can cause mold growth and property damage, such as wood rot, water staining along ceilings, and damage to building materials.



General photo of the attic.



Areas of ice observed in the attic. This is an indication that the attic is not properly ventilated and/or insulated. An active or intermittent water source can cause mold growth and property damage, such as wood rot, water staining along ceilings, and damage to building materials.



Areas of ice observed in the attic. This is an indication that the attic is not properly ventilated and/or insulated. An active or intermittent water source can cause mold growth and property damage, such as wood rot, water staining along ceilings, and damage to building materials.



Areas of moisture observed in the attic. This is an indication that the attic is not properly ventilated and/or insulated. An active or intermittent water source can cause mold growth and property damage, such as wood rot, water staining along ceilings, and damage to building materials.



Added supports/webbing observed in the attic. This is an indication of previous structural repairs.



Added supports/webbing observed in the attic. This is an indication of previous structural repairs.



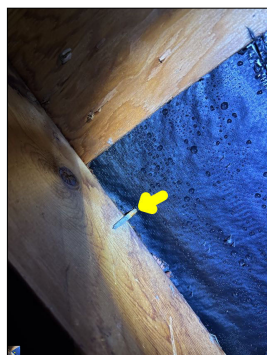
Added supports/webbing observed in the attic. This is an indication of previous structural repairs.



Mold like substance along the sheathing/framing. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.



Damaged sheathing.



The screw is not against any wood sheathing. This is abnormal. The lack of sheathing for the screw to grab can create a loose connection, thus creating a roofing leak point. Please note, the screw has rust along it, which means the screw most likely leaks.



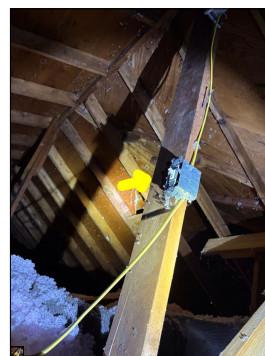
Pest control. Wildlife activity can cause property damage.

7. Electrical

Marginal
✓



Inoperable light.



Missing switch cover.

Basement/Crawl Space/Slab

1. Stairs



Findings:

- Missing handrail
- Low overhead clearance



Uneven risers/steps.

2. Foundation Type

Findings:

- Poured concrete
- Concrete block
- Stone
- Brick

3. Foundation/Floor



Findings:

- Limited visibility
- Signs of moisture/dampness
- Efflorescence



Field stone foundation observed. The field stone foundation is aged and no longer meets the industry standard. Repairs should be anticipated with stone foundations.



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



Dirt floor. Dirt floors are not recommended. A dirt floor can allow the intrusion of moisture, insects, wood destroying insects, radon, mice, and rodents. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage. It is recommended that dirt floors be properly encapsulated.



The crawl space has a dirt floor. Dirt floors are not recommended. A dirt floor can allow the intrusion of moisture, insects, wood destroying insects, radon, mice, and rodents. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage. It is recommended that the crawl space be properly encapsulated.



Signs of previous water intrusion within the crawl space. The signs of previous water intrusion can be determined by the discoloration. An active or intermittent water source can cause mold growth and property damage.



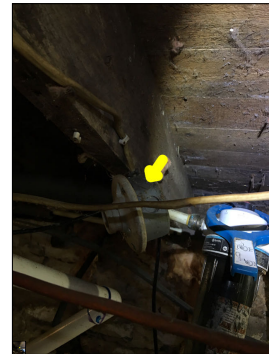
Crack along the foundation. Cracks are considered a defect. Cracks should be repaired/sealed to prevent the intrusion of moisture, insects, wood destroying insects, mice, and radon.

4. Electrical

Marginal



Traces of knob and tube. No voltage detected in this area. Knob and tube wiring is a potential safety hazard and does not meet modern day electrical standards. Please note, additional knob and tube wiring can be concealed behind walls, ceilings, etc. Recommended licensed electrician further evaluate and make necessary repairs.



Loose electrical light.

5. Beams/Subfloor/Joists/Columns

Marginal



Findings:

- Limited visibility
- Deterioration
- Wood destroying insect damage
- Recommend structural engineer evaluate

Observations:

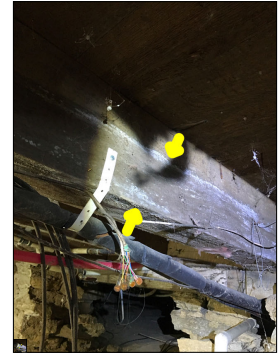
- Exit holes observed. Exit holes are an indication of an infestation of powderpost beetles. Powderpost beetles are a wood destroying insect and can cause structural damage and property damage.



Exit holes observed. Exit holes are an indication of an infestation of powderpost beetles. Powderpost beetles are a wood destroying insect and can cause structural damage and property damage.



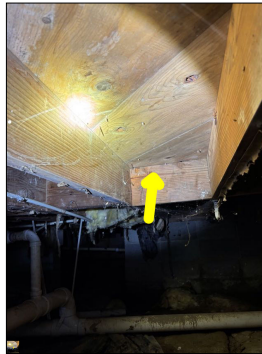
Exit holes observed. Exit holes are an indication of an infestation of powderpost beetles. Powderpost beetles are a wood destroying insect and can cause structural damage and property damage.



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

6. Insulation/Vapor Barrier

Poor
✓



There is no insulation along the subfloor. This is not a recommended practice. The lack of insulation does not meet the industry standard. An insulated subfloor can help maintain desired room temperatures within the above living areas, thus reducing utility expenses with heating and cooling.

7. Plumbing/Drainage

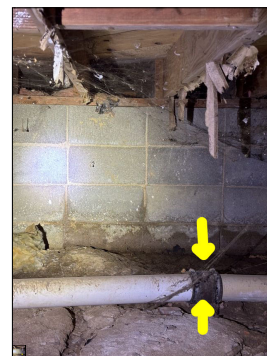
Poor
✓

Findings:

- Sump pump inoperable



Inoperable sump pump.



Rubber coupler observed. This is an indication that previous repairs were conducted along the plumbing lines/system.

8. Crawl Space Notes

Notes:

- Restricted access
- The crawl space had limited accessibility and visibility due to low clearance, plumbing, etc.

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. Additional Information

Observations:

- Several sloped floors were observed throughout the house. This is considered abnormal and a defect.
- Please note, the house is aged. Aged houses can potentially have knob and tube wiring or had knob and tube wiring in the past. Knob and tube wiring is a potential safety hazard and does not meet modern day electrical standards. Knob and tube wiring can potentially be concealed behind walls, ceilings, etc.
- Please note, the house is aged. Aged houses can potentially have areas that contain lead based paint. Lead based paint is a potential safety hazard.
- Please note, the house is aged. Aged houses can potentially have building materials, such as floor tiles, ceiling tiles, insulation, siding, and roof shingles, that contain asbestos. Asbestos based products/materials are a potential safety hazard.

Cooling System

1. Cooling System Information

Findings:

- Brand/ICP
- The approximate manufacture date is 2017

2. Refrigerant Type

Findings:

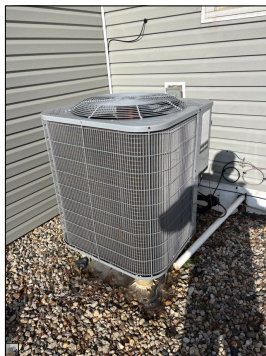
- R410

3. Cooling System

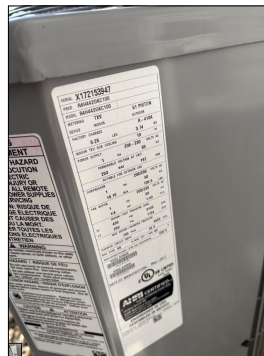
Marginal
✓

Findings:

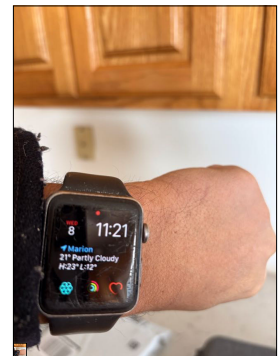
- Needs cleaning/serviced
- No current service record
- Service recommended



Condenser.



Condenser data plate.



The outdoor temperature during the time of the inspection was approximately 21 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 1995

Heat Exchanger:

- Sealed
- Not visible

2. Energy Source

Type:

- LP
- Heat pump

3. Heating System



Findings:

- Inoperable
- No current service record
- Service recommended
- Recommend licensed HVAC technician further evaluate and make necessary repairs
- Rust/corrosion
- Please note, there is no indication that the furnace or air conditioning has experienced annual routine preventative maintenance. It is recommended that appliances have annual maintenance to prolong the life of the appliance, ensure the appliances are operating at optimal performance, keep warranties valid and help avoid unexpected/costly repairs.

Observations:

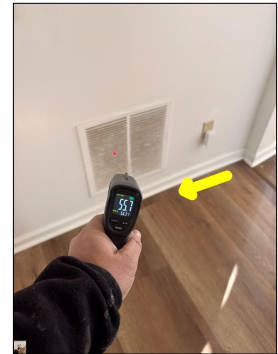
- The burners never turned on, only the igniter would glow. The emergency heat/furnace is inoperable.



Furnace.



The photo identifies the temperature of the supply air while the heat pump was in operation. The approximate temperature of the supply air was 87 degrees Fahrenheit.



The photo identifies the temperature of the return air while the heat pump was in operation. The approximate temperature of the return air was 55 degrees Fahrenheit.



The filter is dirty and needs to be replaced. A dirty filter can restrict airflow, thus potentially causing defects with the heating system. Also, a dirty filter can create poor indoor air quality within the house.



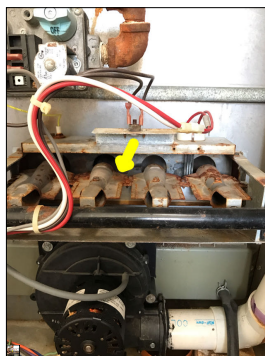
The HVAC ductwork is dirty. Recommended cleaning ductwork. Dirty ductwork can lead to poor air quality in every room of a home. Also, dirty ductwork can make heating and cooling less efficient and dirty ductwork can cause added wear and tear on HVAC heating and cooling systems thus shortening the lifespan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



Rust and corrosion within the furnace cabinet. This is considered a defect. An active or intermittent water source can cause property damage.



Unconventional shoe string holding the exhaust pipe up.



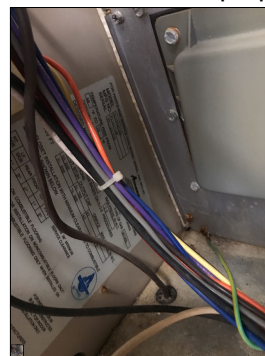
Rust and corrosion within the furnace cabinet. This is considered a defect. An active or intermittent water source can cause property damage.



Rust and corrosion within the furnace cabinet. This is considered a defect. An active or intermittent water source can cause property damage.



The burners never turned on, only the igniter would glow.
The emergency heat/furnace is inoperable.



Furnace data plate.

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
- PEX

4. Visible Drain/Vent Plumbing

Materials:

- **PVC**

5. Condition Of Water Supply/Drain/Vents Plumbing

Poor



Findings:

- Limited visibility
- Rust/Corrosion
- Leak underneath sink in bathroom 1
- S-traps/unconventional traps
- No hot water present
- Previous repairs observed
- 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

Acceptable



8. Pressure Tank/Well Pump

Marginal



Findings:

- Rust/corrosion



Pressure tank.



The well pressure was approximately 45 PSI during the inspection.



Rust/corrosion along the pressure tank components.

9. Well Pump

Location:

- Submersible

10. Water Softener

Findings:

- Not in service

Poor ✓



Water softener.



The water softener is not in service.

11. Water Quality Test

Water quality test:

- No

Water Heater

1. Water Heater General Information

Brand/Approximate Age:

- Brand/Whirlpool
- The approximate manufacture date is 2015

Type:

- Electric

2. Water Heater

Findings:

- No hot water

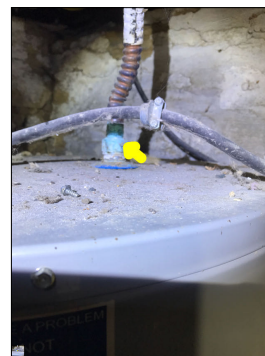
Poor ✓ Safety Hazard ⚠️ ⌚



Water heater. Please note, there was no hot water on the day of the inspection.



Water heater data plate.



Corrosion along the water supply lines.



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.

Electrical

1. General Information

- Location of panels:
- Interior
- Voltage/Amperage:
- 120/240 volts
 - 200 amps

2. Branch Wire

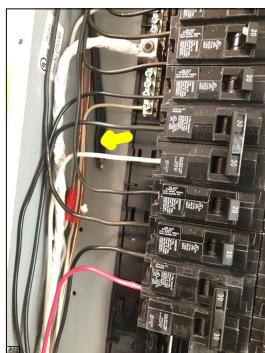
- Type:
- Copper

3. Electrical

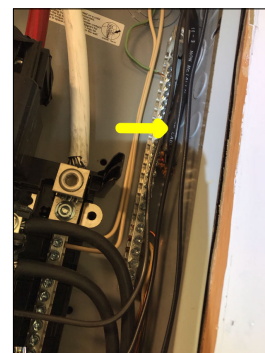
Marginal



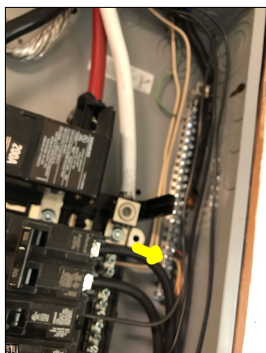
General photo of the electrical panel in the interior of the house.



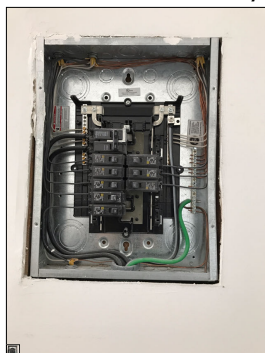
Loose/unused wires. Loose/unused wires are considered a safety hazard.



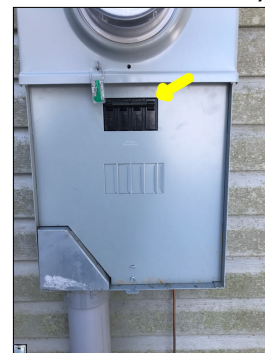
Loose/unused wires. Loose/unused wires are considered a safety hazard.



The ground and neutral bars are not isolated within the sub panel. Not isolating the ground and neutral bar within sub panels is a potential safety hazard. If the ground and neutrals are bonded and not isolated within the sub panel, electrical current can flow back to the main panel and/or along the ground wires, thus creating a shock hazard, overheating, arcing, spark and/or fire.



General photo of the sub panel in the detached garage.



Main circuit breaker.



General photo of the exterior electrical panel.

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.

Inspection Agreement

THIS AGREEMENT is made and entered into by and between FamilyGuard, LLC, referred to as "Inspector", and Homebuyer, referred to as "Client".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. Client will pay the sum agreed upon for the inspection of the "Property", being the residence, and attached garage, if applicable, located at address listed on the above home inspection report. Payment is due at the time of the inspection.
2. Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the State where the inspection is performed imposes more stringent standards or administrative rule, then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection.
4. The parties agree and understand that Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving Inspector the required notice, Inspector will have no liability to Client. Client understands that Inspector will only inspect, test and document a representative sample of items/components during the inspection. Client understands that Inspector will only document and report a representative sample of defective items/components. Items/components are as follows, but not limited to, defective receptacles; defective switches; defective interior/exterior light fixtures; defective doors; defective windows; defective/corroded/leaking plumbing pipes/components; defective/loose/damaged roof shingles; defective/loose/damaged siding; defective driveways; defective service walks; defective circuit breaker panels; defective heating and cooling systems; defective chimneys/fireplaces; defective interior components, such as, but not limited to, ceilings, floors and walls; defective structural components, such as, but not limited to, foundations, floor joists, beams, columns, rafters, trusses, sub floors and sheathing. Client further agrees that the Inspector is liable only up to the cost of the inspection.
5. The parties agree and understand Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. Home inspections are not code inspections. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. Inspector reserves the right to bring in a third party for training purposes, further evaluation, second opinions or any other reason Inspector deems necessary.
7. Reports are delivered via e-mail. Printed copies of a home inspection report are an additional \$49. Printed copies will be shipped within 2-4 business days. Delivery time is dependent upon the United States Postal Service.
8. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
9. This Agreement, including the terms and conditions on all three pages, represents the entire Agreement between the parties and there are no other Agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of IN, and if that States' laws or regulations are more stringent than the forms of the Agreement, the State law or rule shall govern.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged.

Inspector's Signature: 
Inspector's Address: 921 E. Dupont Rd. Suite 766, Fort Wayne, IN 46825
License/Certification #: HI01600042

SEE NEXT PAGES FOR ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS

Additional Terms, Conditions, and Limitations

10. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; operation of any pressure-activated auto-reverse or related safety features of an overhead or garage door; sheds; pole barns; barns; outbuildings; carports; pool houses; pools; fences; kennels; household appliances; garbage disposals; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings, and floors; interior door locks; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks; energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains, secondary sump pumps, backup sump pumps, water backup sump pumps and backup sump pump batteries; heating systems' accessories; solar heating/electric systems; floor heating of any kind; generators; heat exchangers; evaporator coils; septic systems; sprinkler systems; water softener or purification systems; central vacuum systems; smoke detectors; carbon monoxide detectors; alarm systems; telephone, intercom or cable TV systems; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items, and conditions are excepted from this inspection. Any general comments about these systems, items, and conditions on the written report are informal only and DO NOT represent an inspection.

11. The inspection and report are performed and prepared for the sole and exclusive use and possession of Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.

12. The inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

13. Client understands that an intermittent or active water source, such as, but not limited to, leaking plumbing pipes, previously flooded basements/structures, dampness/moisture within basements/crawl spaces, roof leaks, moisture/water intrusion along siding, high humidity areas, and poorly ventilated/insulated attics/crawl spaces, can cause mold growth. Client understands that grime/discoloration along PVC/PEX pipes and corrosion/rust identified along metallic plumbing pipes/fixtures is the potential infancy stage of a water or fuel leak. Grime, discoloration, rust and corrosion along plumbing pipes/fixtures is considered a defect. Client understands Inspector will not perform a comprehensive leak test for fuel lines or fuel burning appliances, such as, but not limited to, a gas stove, gas fireplace or gas furnace. Inspector does not move appliances to visually inspect fuel lines/components. Inspector does not inspect fuel lines concealed or obstructed by walls, ceilings, landscaping, ductwork, insulation, etc. Inspector reserves the right to conduct a water quality test at their discretion.

14. In the event of a claim by Client that an installed system or component of the premises which was inspected by Inspector was not in the condition reported by Inspector, Client agrees to notify Inspector at least 72 hours prior to repairing or replacing such system or component. Client further agrees that Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or state law. Furthermore, any legal action must be brought within one (1) year from the date of the inspection, or will be deemed waived and forever barred.

15. This inspection does not determine whether the property is insurable.

16. Client understands that all discrepancies noted during the inspection should be repaired and further evaluated by a licensed professional before closing on the inspected property and/or taking legal possession of the inspected property, whichever comes first. In addition, Client understands that all systems and components related to an identified discrepancy should be further evaluated by a licensed professional within their designated craft/profession to ensure the entire system and all components are in good working condition. At the completion of any home repairs, Client understands that receipts, warranty documents, proper permits, and technician notes should be provided to validate the repair work. If Client closes on the inspected property and/or takes legal possession of the inspected property, whichever comes first, and does not have any discrepancies further evaluated and repaired that are noted in the home inspection report, Client takes full responsibility of the discrepancies and the related systems and components. Failure to comply with the recommendations mentioned in item 16 releases Inspector from any wrong doing or responsibility and Client agrees to take no further action of any type toward Inspector. Client understands that any re-inspections or post inspections on property, after the original date and time of the initial home inspection, are considered informal. Re-inspections and post inspections should be performed by a professional within their field of expertise and licensing.

17. Any photos, images and/or videos taken during the home inspection are property of Inspector and can be used at the discretion of Inspector.

18. Inspector is not obligated or required to turn, close, adjust or alter any fuel valves, water valves, plumbing valves or circuit breakers during the home inspection.

19. Regardless of reason or circumstance, any required return trips to the home inspection property for the completion of the home inspection report or for additional services are subject to additional cost. The cost amount is at the discretion of the Inspector. Inspector has the right to refuse a return trip for any reason and Client agrees to accept that decision of refusal and agrees to take no further action of any type toward the Inspector.

20. Inspector is not obligated or required to light or start any fuel burning devices, such as a gas fireplace.

21. Client understands full payment of the services provided by the Inspector are due at the time of the home inspection. Home inspection reports will not be released to any person until full payment is received. Failure to provide payment on the day of the inspection will cause delays for the release of the home inspection report. This Agreement is binding, and failure to meet its terms will allow Inspector to take certain recourse. Payment that is received after the day of the inspection will incur a \$100 late fee. In addition to the late fee, Client understands that a daily interest rate of 12 percent of the cost of the inspection services will be added if payment is not received at the time of the inspection. The daily interest rate is continuous until all payments are received, including accrued late fees and interest fees. If payment should not be delivered at all, Inspector will be entitled to contact a debt collection service for the amount owed. All payment obligations are non-cancelable and fees paid are non-refundable.

22. Client understands that some components/systems of the property, such as a roof or a driveway might not be able to be inspected or might have limitations to be fully inspected due to inclement weather. Inclement weather is considered rain, snow, sleet, high winds, etc. Client accepts and understands that inclement weather can occur on the day of the inspection and that inclement weather can place limitations on the inspection. Client understands that inclement weather is out of the control of Inspector and Inspector is not responsible for any defects concealed by inclement weather and is not responsible for any defects that are inaccessible because of inclement weather. A concealed area is considered a roof covered with snow or whatever Inspector deems concealed due to inclement weather. An inaccessible area is considered a roof covered with snow, because getting on a snow-covered roof is a safety hazard, or whatever Inspector deems an inaccessible area due to inclement weather. Client understands that Inspector is not obligated or responsible for waiting for inclement weather to end during the inspection and that Inspector is not obligated or responsible for coming back at a later time or date because inclement weather placed restrictions on the original scheduled inspection date and time. Client understands that additional charges/fees will be applied to the cost of the inspection if Client requests Inspector to wait for inclement weather to end. Client understands that additional charges/fees will be applied to the cost of the inspection if Client requests Inspector to come back at a later time or date. Additional charges/fees are at the discretion of Inspector. For any reason, Inspector has the right to deny any request from Client of waiting and/or coming back at a later time or date. Client chooses to accept any decision made by Inspector and Client agrees to take no further actions of any type toward Inspector.

DEFINITIONS

1. Apparent Condition: Systems and components are rated as follows:

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 the component is in perfect condition.

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.

AGED – Indicates the component is at the end of its lifespan and will need replacement or repair in the near future.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

Please note, a system or component that is indicated as MARGINAL or POOR can also be simultaneously deemed as AGED and/or as a SAFETY HAZARD.

2. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, shelving, soil, snow, or other items which obstruct access or visibility.

4. Any component not listed as being deficient in some manner is assumed to be acceptable.

Inspector has an affiliation with Residential Warranty Services "RWS", a third-party service provider, in order to offer you additional value-added services including a complimentary RecallChek to help determine if the inspected property has any potentially dangerous recalled appliances, as well as a complimentary Home Warranty. By entering into this Agreement, you (a) authorize Inspector to provide your contact information (including telephone number) to RWS and/or its affiliate, (b) waive and release any restrictions that may prevent RWS and/or its affiliate from contacting you (including by telephone using automated dialing technology), and (c) authorize RWS and/or its affiliate to contact you regarding home services.