

# **FAMILYGUARD**

## **HOME INSPECTION REPORT**



**Inspector: Alex Bishop**  
**License #: HI01600042**

**3831 Ironwood Ct. Fort Wayne, IN 46815,**  
**Inspection Prepared For: Seller**

**Date of Inspection: 2/9/2025**  
**Age of House: 52 Years**  
**Weather: Ice & Snow present**

## **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 21 Item: 2	Sinks/Plumbing	• Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.
Living Room		
Page 27 Item: 2	Walls/Ceiling	• Discoloration along the ceiling and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage. This is located in the area that has the small sink adjacent to the living room.
Attic/Structure/Framing/Insulation		
Page 33 Item: 6	Sheathing/Framing	• 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.

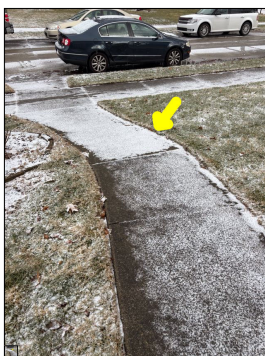
# Grounds

## 1. Driveway



Snow and ice along the driveway. Visibility was limited. The driveway could not be fully inspected due to the snow and ice.

## 2. Service Walks/Steps



Snow and ice along the service walks. Visibility was limited. The service walks could not be fully inspected due to the snow and ice.

## 3. Patio/Deck



Snow and ice along the patio. Visibility was limited. The patio could not be fully inspected due to the snow and ice.

## 4. Hose Bibs

Marginal



No anti-siphon/frost free valve. The lack of an anti-siphon valve can allow water back flow into the water supply lines, thus contaminating potable water. This is a potential safety hazard. The lack of a frost free valve can allow water to stay within the hose bib, which could potentially freeze during cold months and cause the pipe to rupture. This can cause property damage.

## 5. Landscaping

Marginal



Findings:

- Mulch/ground in close proximity with siding
- Remove wood/leaves/debris from around house

# Roof

## 1. Roof Visibility

Findings:

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

## 2. Roof Layers

Findings:

- Appears to be 1 layer

## 3. Roof Type

Findings:

- Asphalt

## 4. Approximate Age of Roof

Findings:

- Unknown, roof covered with ice and snow

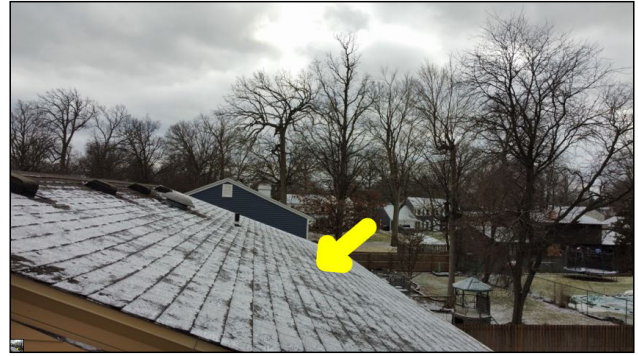
## 5. Condition

Condition:

- Unable to determine due to ice and snow along the roof



General photo of the roof.



Snow and ice along the roof. Visibility was limited. The roof could not be fully inspected due to the snow and ice.

## Exterior

### 1. Chimney/Fireplace



#### Findings:

- 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.



General photo of the chimney.



Gaps along the flashing and deterioration along the brick. These types of defects are potential leak points.



The flashing does not go up at minimum 4 inches along the base of the chimney. 4 inches is the recommended minimum height that flashing should go up around the base of the chimney. The flashing should also be cut into the chimney and sealed to prevent leakage. The current flashing along the chimney is considered subpar and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.



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

## 2. Gutters



### Findings:

- Recommend general contractor further evaluate and make necessary repairs
- 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.



Dents/damage along the gutter system. Dents/damage along the gutter system. Also, loose gutter spikes.



Also, loose gutter spikes.



Excessive icicles hanging from the gutter system. This is considered abnormal. This could be an indication of clogged gutters, poor attic ventilation, or poor attic insulation. The excessive icicle accumulation can lead to ice dams and potential water intrusion along the eaves. Ice damming is when snow and ice prevents the roof from properly shedding water, thus allowing water to get underneath the shingles and into the house.

## 3. Siding



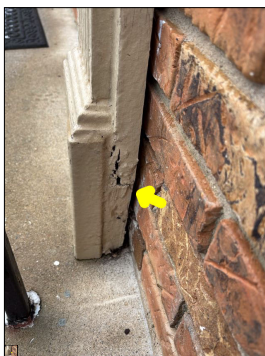
### Findings:

- 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

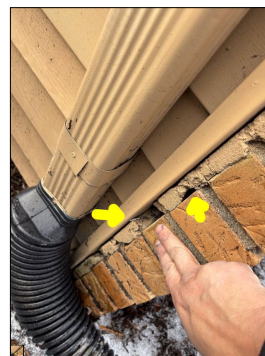




Loose/detached siding.



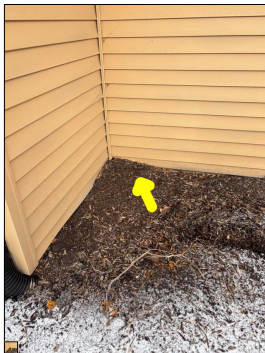
Wood rot damage.



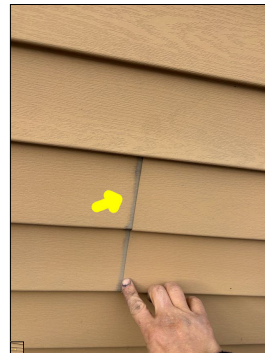
Gaps along the siding.



Unconventional tape and foreign substance along the 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.



The siding has been painted.



Damaged siding.



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

## 4. Exterior Electrical

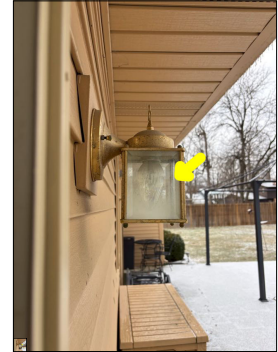
Marginal



The front porch lights would only stay on for a few minutes and then they would turn off. This is considered abnormal.



The light is inoperable. Even when covering the daylight sensors, the light would not turn on.



The light is inoperable.

## 5. Wood Destroying Insect Damage/Treatment

Findings:

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

## Garage

### 1. Overhead Door(s)

Acceptable



### 2. Automatic Opener

Acceptable



Findings:

- Operable

### 3. Safety Reverse

Marginal



Findings:

- Photo eye sensors too high



The photo eye sensors are too high. This is a potential safety hazard. The photo eye sensors should be between four and six inches from the floor.

#### 4. Floor/Slab



Findings:

- Cracks
- Deterioration



Pest control observed. Wildlife activity can cause property damage.



Cracks and deterioration along the floor.

#### 5. Walls/Ceiling

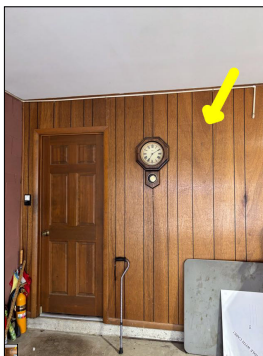


Findings:

- Cracks



Cracks along the ceiling.



The interior wall that separates the garage from the interior of the house is not covered with gypsum board. The lack of gypsum board is a potential fire hazard. Interior walls between the garage and living areas should be covered with gypsum board.



The interior wall that separates the garage from the interior of the house is not covered with gypsum board. The lack of gypsum board is a potential fire hazard. Interior walls between the garage and living areas should be covered with gypsum board.

## 6. Doors



Findings:

- Aged service door



The door was not properly inspected due to house hold items/clutter restricting access to the door. It is beyond the scope of a general home inspection to move personal property. Moving personal property could potentially cause property damage.

## 7. Electrical



Findings:

- Non **GFCI** protected



Non GFCI protected receptacles.



# Kitchen

## 1. General



Kitchen.

## 2. Cabinets/Countertops



## 3. Sink/Faucet/Plumbing

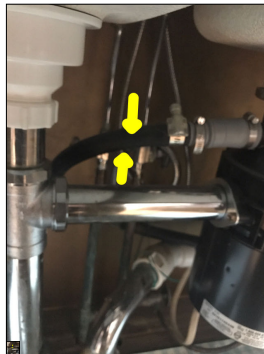


Findings:

- Rust/corrosion
- Inoperable faucet



Rust/corrosion along the plumbing pipes.



The dishwasher drain line does not have a high loop. A high loop prevents drain water from flowing into the dishwasher and contaminating the clean dishes.



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 109 degrees Fahrenheit.



Inoperable garbage disposal. It only makes a humming noise when turned on.



## 4. Walls/Ceiling

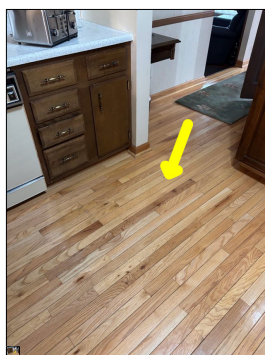


## 5. Floor



Findings:

- Squeaks
- Slopes



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

## 6. Windows



## 7. Electrical



Findings:

- Non GFCI protected receptacles



Non GFCI protected receptacles.

## 8. Range



## 9. Exhaust Fan

Findings:

- Operable
- Aged

## 10. Dishwasher



## 11. Dishwasher Drain Line Looped

Findings:

- No
- Safety hazard

## 12. Refrigerator



# Laundry

## 1. General



Laundry.

## 2. Dryer Exhaust



Findings:

- Recommend cleaning ductwork

## 3. Receptacles/Lights



## 4. Plumbing



Findings:

- Rust/corrosion



Rust/corrosion along the washer hook up lines.


## 5. Dryer

- Findings:
- Operable

## 6. Washing Machine

- Findings:
- Operable

## 7. Doors

- Findings:
- Aged rear entry door
- Marginal 

## 8. Walls/Ceiling

Acceptable 

## 9. Floor

Acceptable 

## 10. Heating Source

- Heating source observed:
- Yes

# Bedroom 1

## 1. General



Bedroom.

## 2. Walls/Ceiling

Acceptable



## 3. Floor

- Findings:
- Squeaks

Acceptable



## 4. Doors

- Findings:
- Door latch defective

Marginal



The door does not latch properly.

## 5. Windows

Acceptable



## 6. Electrical

Acceptable

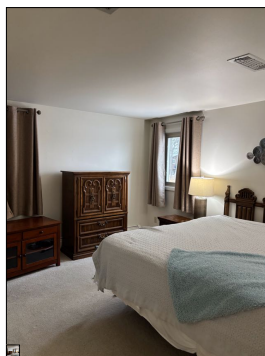


**7. Heating Source**

Heating source observed:

- Yes

## Bedroom 2

**1. General**

Bedroom.

**2. Walls/Ceiling**

Acceptable

**3. Floor**

Findings:

- Squeaks

Acceptable

**4. Doors**

Acceptable

**5. Windows**

Acceptable

**6. Electrical**

Acceptable

**7. Heating Source**

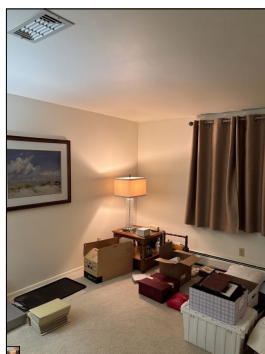
Heating source observed:

- Yes



# Bedroom 3

## 1. General



Bedroom.

## 2. Walls/Ceiling

Acceptable



## 3. Floor

Findings:

- Squeaks

Acceptable



## 4. Doors

Acceptable



## 5. Windows

Acceptable



## 6. Electrical

Acceptable



## 7. Heating Source

Heating source observed:

- Yes

# Bedroom 4

## 1. General



Bedroom.

## 2. Walls/Ceiling

Acceptable  
✓

## 3. Floor

Acceptable  
✓

Findings:  
• Squeaks

## 4. Doors

Marginal  
✓



The door rubs the frame during operation.

## 5. Windows

Acceptable  
✓

## 6. Electrical

Acceptable  
✓

## 7. Heating Source

Heating source observed:

- Yes

# Bathroom 1

## 1. General



Bathroom.

## 2. Sinks/Plumbing

Poor ✓

Findings:

- Limited visibility underneath the sink
- Rust/corrosion

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. Toilet

Marginal



The lever has to be held down for a few seconds for the toilet to flush. This is considered abnormal and a defect. A toilet should properly flush by simply pressing down on the lever and then releasing from the lever.

### 4. Walls/Ceiling

Acceptable



### 5. Floor

Acceptable



### 6. Doors

Acceptable



### 7. Windows

Acceptable



### 8. Electrical

Marginal



Findings:

- Non GFCI protected receptacles



Non GFCI protected receptacles.

## 9. Exhaust Fan

Findings:

- Operable
- Noisy

## 10. Heating Source

Heating source observed:

- Yes

# Bathroom 2

## 1. General



Bathroom.

## 2. Sinks/Plumbing

Acceptable  
✓

Findings:

- Limited visibility underneath the sink

## 3. Shower/Bathtub

Marginal  
✓  
Aged

Findings:

- Aged cast iron bathtub



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.



There is no showerhead. There is only a spray hose.



#### 4. Toilet

Marginal



The toilet continuously calls for water. This is considered abnormal and a defect. I was able to adjust the flap within the tank to temporarily fix it.

#### 5. Walls/Ceiling

Acceptable



#### 6. Floor

Acceptable



#### 7. Doors

Acceptable



The hinge screw is not properly set.

#### 8. Electrical

Marginal



Findings:

- Non GFCI protected receptacles



Non GFCI protected receptacles.

## 9. Exhaust Fan

Findings:

- Operable
- Noisy

## 10. Heating Source

Heating source observed:

- Yes

# Bathroom 3

## 1. General



Bathroom.

## 2. Sinks/Plumbing

Findings:

- Limited visibility underneath the sink
- Rust/corrosion





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.

### 4. Toilet

Acceptable  
✓

### 5. Walls/Ceiling

Acceptable  
✓

### 6. Floor

Acceptable  
✓

Findings:  
• Squeaks

### 7. Doors

Acceptable  
✓

## 8. Electrical



There are no apparent receptacles adjacent to the sinks. This is considered abnormal and a safety hazard.

## 9. Exhaust Fan

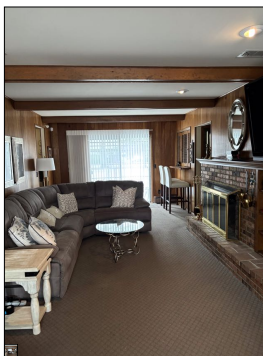
- Findings:
- Operable
  - Noisy

## 10. Heating Source

- Heating source observed:
- Yes

# Living Room

## 1. General



Living room.

## 2. Walls/Ceiling



Observations:

- Discoloration along the ceiling and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage. This is located in the area that has the small sink adjacent to the living room.



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

Acceptable



### 4. Doors

Marginal



Findings:

- Aged rear entry door

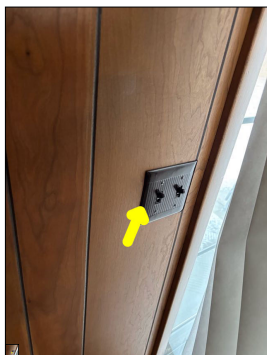
### 5. Windows

Acceptable



### 6. Electrical

Marginal



I was unable to find a function for the switch. There are no apparent lights or receptacles that are linked to the switch. I was unable to find a function for the switch. There are no apparent lights or receptacles that are linked to the switch.

### 7. Heating Source

Heating source observed:

- Yes

# Dining Room

## 1. General



Dining room.

## 2. Walls/Ceiling

Acceptable



## 3. Floor

Findings:  
• Squeaks

Acceptable



## 4. Windows

Acceptable



## 5. Electrical

Acceptable



## 6. Heating Source

Heating source observed:  
• Yes

# Family Room

## 1. General



Family room.

## 2. Walls/Ceiling

Acceptable  
✓

## 3. Floor

Acceptable  
✓

Findings:  
• Squeaks

## 4. Windows

Poor  
✓



The window sash falls down upon opening the window.

## 5. Electrical

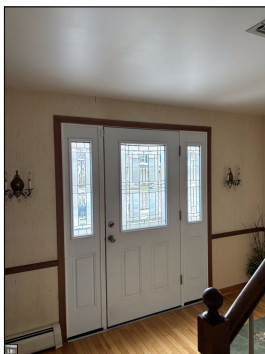
Acceptable  
✓

## 6. Heating Source

Heating source observed:  
• Yes

# Foyer

## 1. General



Foyer.

## 2. Walls/Ceiling

Acceptable  
✓

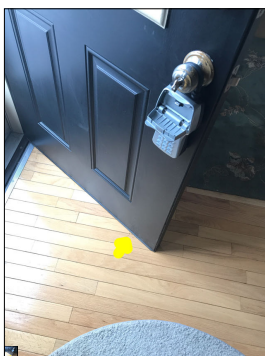
## 3. Floor

Acceptable  
✓

Findings:  
• Squeaks

## 4. Doors

Marginal  
✓



The door rubs the frame during operation.



## 5. Electrical

Marginal



I was unable to find a function for the switch. There are no apparent lights or receptacles that are linked to the switch. These switches most likely operate the exterior lights on the front of the house. See exterior electrical section for more information regarding the exterior lights.

## 6. Heating Source

Heating source observed:

- Yes

# Attic/Structure/Framing/Insulation

## 1. Access

Accessibility:

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

## 2. Insulation Type

Findings:

- The approximate depth of the insulation is 6+ inches
- Fiberglass
- Loose

## 3. Insulation

Acceptable



## 4. Ventilation

Findings:

- Ventilation appears inadequate
- Inadequate ventilation can create moisture problems

Poor



## 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.

Poor



## 6. Sheathing/Framing

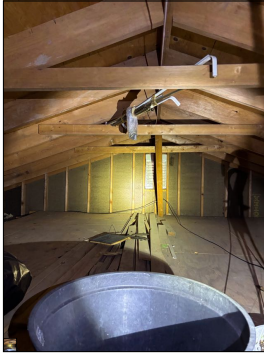
Marginal

### Findings:

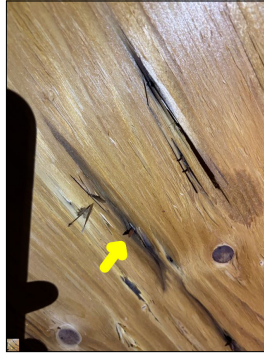
- Limited visibility
- Mold like substance

### Observations:

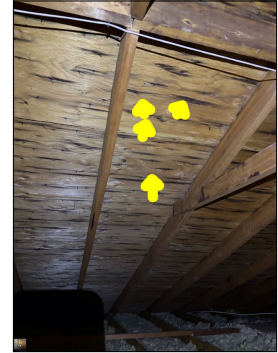
- Mold like substance along the sheathing/framing. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.



General photo of the attic.



Rust/corrosion along the roofing nails. This is an indication that the attic has an active or intermittent water source. An active or intermittent water source can cause mold growth and property damage, such as wood rot.



The black discoloration around the roofing nails is a potential mold like substance. This is caused by an active or intermittent water source. In most cases, the discoloration is caused by inadequate attic ventilation. An active or intermittent water source can cause mold growth and property damage.



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.



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.



Air handler observed in the attic. This is for the central cooling.

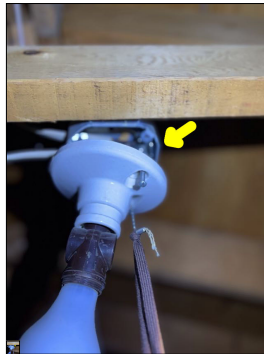


Discoloration along the sheathing/framing. Discoloration can be a potential mold like substance. An active or intermittent water source can cause mold growth and property damage. This is adjacent to the chimney/chase.



Discoloration along the sheathing/framing. Discoloration can be a potential mold like substance. An active or intermittent water source can cause mold growth and property damage. This is adjacent to the chimney/chase.

## 7. Electrical



The electrical light is loose.

## Basement/Slab

### 1. Stairs



### 2. Foundation Type

- Findings:
- Poured concrete

### 3. Foundation/Floor



- Findings:
- Limited visibility
  - Fixed covered walls
  - Fixed covered ceilings
  - Signs of previous repairs



Signs of previous repairs along the foundation.



Signs of previous repairs along the foundation and a foreign substance along the foundation. Recommend a general contractor further evaluate and make necessary repairs.

#### 4. Windows



Aged windows.

#### 5. Walls/Ceiling



#### 6. Electrical



#### 7. Beams/Subfloor/Joists/Columns



Findings:

- Limited visibility
- Fixed covered ceilings
- Fixed covered walls

## 8. Plumbing/Drainage

Marginal



Error code along the sump pump.

The general rule of thumb is that if you do not know how old your sump pump is, it should probably be replaced, or at the very least inspected, cleaned and maintained by a licensed plumber. Most sump pumps should be replaced every five years or according to the manufacturer's suggestion. FamilyGuard always recommends a backup sump pump to the primary sump pump. Sump pumps should always discharge at minimum 25 plus feet from the house. Please note, it is not always possible to locate the discharge location of a sump pump. This is because of several reasons, such as, interior walls/ceilings/drywall blocking the visibility of following the discharge pipe to the exterior of the house, a low water table underneath the house which means the sump pump is not in periodic operation during the inspection, buried sump pump discharge pipe along the exterior, etc. Failure to properly discharge water away from the house can cause excessive hydrostatic pressure against the foundation walls and an elevated water table underneath the house, thus causing excessive wear and tear on the sump pump, potential foundation issues and possible water intrusion into the house.

## Interior

### 1. Smoke/Carbon Monoxide Detectors

Safety Tip:

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

## 2. Additional Information

Additional Information:

- FamilyGuard always recommends performing a radon test and mold air quality test before purchasing a home.

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

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

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

## 3. Additional Services

Radon Test/Mold Test:

- Radon test - no
- Mold test - no

## 4. Stairs



The spacing between the railing exceeds four inches. Four inches is the recommended maximum distance between balusters. Spacing between the balusters that exceeds four inches is considered a safety hazard as a small child or pet could fall between the balusters.



## 5. Hallway

Marginal



The door does not properly latch. This is on the upper level of the house located in the hallway.

## 6. Additional Information

Observations:

- 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/Bryant
- The approximate manufacture date is 1992

## 2. Refrigerant Type

Findings:

- R22
- The air conditioner uses R22 refrigerant. R22 refrigerant is phased out by the EPA. Please visit [epa.gov](http://epa.gov) for additional information about R22 refrigerant and how it effects homeowners.

## 3. Cooling System

Findings:

- Needs cleaning/serviced

Marginal







Condenser.



Condenser data plate.



The outdoor temperature during the time of the inspection was approximately 29 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/Burnham
- The approximate manufacture date is 2001

Heat Exchanger:

- Sealed
- Not visible

### 2. Energy Source

Type:

- Gas

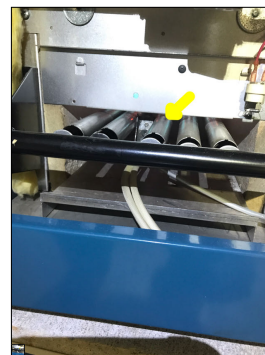
### 3. Heating System



Boiler.



Boiler data plate.



General photo of the burners in operation.



General photo of the temperature and pressure gauge. The water temperature was approximately 150+ degrees during operation. This is sufficient and expected for a boiler in working condition.



According to three data plates, the boiler has received annual maintenance.



The boiler vents into the chimney. This is a potential safety hazard as the chimney might not be properly equipped for proper drafting for appliances. Improper drafting can release carbon monoxide into the house and can potentially cause a fire. Recommend a licensed HVAC technician further evaluate, perform a combustion test on the chimney and make necessary repairs.

## Plumbing

### 1. Main Water Shut-Off Valve

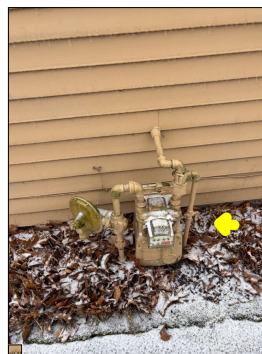
Location:  
• Garage



Main water shut off valve.

### 2. Main Fuel Shut-Off Valve

Location:  
• Exterior



Main fuel shut off valve.

### 3. Visible Water Distribution Plumbing

Materials:

- Copper
- Galvanized

### 4. Visible Drain/Vent Plumbing

Materials:

- PVC
- ABS

### 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.



The water flow/pressure is spraying along the countertop. This is considered abnormal. This is located at the sink adjacent to the living room.



Rust and corrosion along the plumbing pipes. This is located underneath the sink adjacent to the living room.



Aged galvanized water lines/pipes. Galvanized pipes no longer meet modern day plumbing standards. Galvanized pipes are prone to corroding from the inside out. Galvanized pipes are towards the end of their life expectancy. Repairs or replacement to galvanized pipes should be anticipated. This is located underneath the sink adjacent to the living room.

### 6. Visible Fuel Lines

Materials:

- Black iron

### 7. Condition Of Fuel Lines



### 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 2001

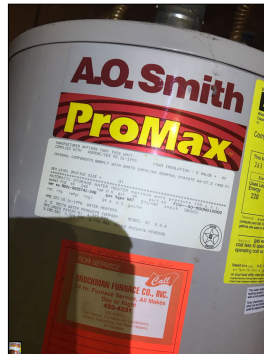
Type:

- Gas

## 2. Water Heater



Water heater.



Water heater data plate.



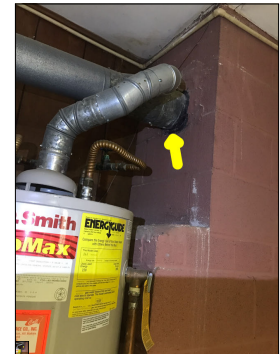
Corrosion along the water supply lines.



The plastic rings adjacent to the water heater flue are melted. This is an indication that the water heater is backdrafting. This is a potential safety hazard as it can release carbon monoxide into the house.



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



The water heater vents into the chimney. This is a potential safety hazard as the chimney might not be properly equipped for proper drafting for appliances. Improper drafting can release carbon monoxide into the house and can potentially cause a fire. Recommend a licensed HVAC technician further evaluate, perform a combustion test on the chimney and make necessary repairs.



# Electrical

## 1. General Information

Location of panels:

- Garage

Voltage/Amperage:

- 120/240 volts
- Amps unknown. No visual markings identifying amperage

## 2. Branch Wire

Type:

- Unknown

## 3. Electrical



General photo of the circuit breaker panel. Please note, the circuit breaker panel is most likely original to the house.



The circuit breaker panel is inaccessible due to personal items, clutter, etc. It is beyond the scope of a general home inspection to move personal property. Doing so could potentially cause property damage. Electrical systems, wire type, electrical components, etc. behind the panel cover could not be inspected.

# Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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

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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.