FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

2524 Lincroft Dr. Fort Wayne, IN 46845
Inspection Prepared For: Seller

Date of Inspection: 4/25/2023
Age of House: 27 Years
Weather: Recent Rain

Report Overview

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

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

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

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

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

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

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

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

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

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

Table Of Contents

Report Summary

The summary page identifies potentially notable findings. **Please review all pages of the report as the summary page is not a complete listing of all the findings in the report**. FamilyGuard recommends all home repairs, regardless of difficulty or size, be performed by a licensed professional. It is also recommended that all systems/components connected, joined, affixed, related to and/or in conjunction with any home repairs be further evaluated by a licensed professional. FamilyGuard recommends obtaining a copy of all receipts, warranties, permits, technician notes and a description of work performed for all home repairs and/or evaluations.

Attic/Structure/Framing/Insulation		
Page 32 Item: 3	Insulation	• Signs of a roof leak observed in the attic. • Signs of a chimney leak observed in the attic.

Grounds

1. Driveway

Acceptable

2. Service Walks/Steps

Marginal

Findings:
- Uneven risers/surfaces
- Pitting

The riser/step is unconventionally high. This is a potential trip hazard. The recommended maximum height for a riser/step is 7 inches.

Pitting along the service walks.

3. Porch

Marginal

Findings:
- Wood rot

Wood rot damage.

4. Patio/Deck

Marginal

Findings:
- Recommend refinishing
- Cracks

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.

Flaking and peeling along the deck.

5. Hose Bibs

Findings:
- Inoperable
- Missing/broken handle

Inoperable hose bib.

Inoperable hose bib.

6. Landscaping

Findings:
- Mulch/ground in close proximity with siding

Roof

1. Roof Visibility

Findings:
- All

2. Roof Layers

Findings:
• Appears to be 1 layer

3. Roof Type

Findings:
• Asphalt

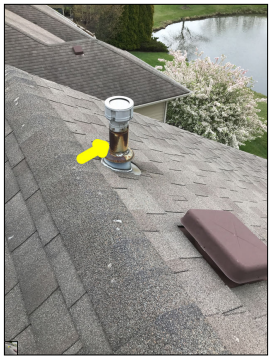
4. Approximate Age of Roof

Findings:
• 15 - 20 + years

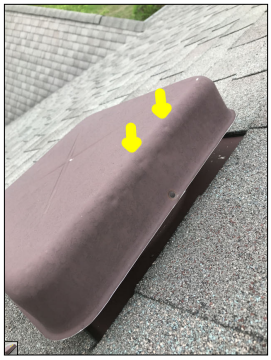
5. Condition

Condition:
• Damaged shingles
• Granule loss
• Missing tabs/shingles/tiles
• Deterioration
• Bald spots
• Defects with vents/flues
• Rust/corrosion
• Signs of previous hail damage
• Recommend licensed roofer further evaluate and make necessary repairs
• Evidence of leakage
• Please review attic section for information regarding leaks

General photo of the roof.



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



Dents along the roof vents. This is an indication of previous hail damage.

Dents along the roof vents. This is an indication of previous hail damage.

Granule loss along the roof shingles

Awning mounted to the roof. While mounting an awning to a roof is a common practice, it is not a recommended practice due to the anchor bolts that penetrate the roof shingles, underlayment and sheathing, thus creating a potential leak point.


Granule loss along the roof shingles


Exposed nailheads/staples. Exposed nailheads/staples are potential leak points.


The top shingle layer is missing.


Exposed nailheads/staples. Exposed nailheads/staples are potential leak points.


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


Damaged roof shingles.


Granule loss along the roof shingles


Granule loss along the roof shingles


Dents along the roof vents. This is an indication of previous hail damage.


Missing/displaced roof shingle.

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

Exterior

1. Chimney/Fireplace

Poor

Findings:
- Evidence of leaking in the attic
- Rust/corrosion
- Needs cleaning/serviced
- Wood rot damage

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

The top plate is holding water. Chimney top plates should be properly sloped, so they shed water. Failure to properly shed water can cause the top plate to prematurely deteriorate due to rust and corrosion. Also, leak points can arise due to a top plate not being sloped properly.

Wood rot damage along the chimney. Wood rot damage can lead to water intrusion into the attic and house. An active or intermittent water source can cause property damage or mold growth.

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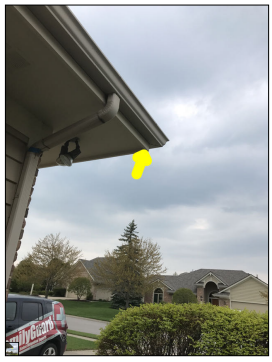
Exposed nails/fasteners along the chimney. Exposed nails/fasteners are potential leak points. Exposed nails/fasteners along the chimney is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

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

Marginal

Findings:
- Leaking



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

Unconventional tape along the gutter.

3. Siding

Marginal

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

The vent does not have a critter guard.

Gaps along the siding.

Wood rot damage.

Wood to soil contact. This is not a recommended practice. Water and moisture from the soil/earth can wick up along the exterior and the water can be absorbed by interior building materials. Interior building material includes, but not limited to, drywall, insulation and framing. 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.

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Signs of damage from carpenter ants. Carpenter ants are a wood destroying insect and can cause property damage and structural damage.

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

Damaged siding.

Gaps along the siding.


Gaps along the siding.


Gaps along the siding.


Wood rot damage.

4. Exterior Electrical

Findings:
- GFCI protected

5. Wood Destroying Insect Damage/Treatment

Findings:
- Limited visibility
- Finished walls/ceilings
- Cabinetry/shelving
- Furniture/stored items
- Cluttered condition
- Exterior siding
- Please review entire report
- Carpenter ants

Garage

1. Overhead Door(s)

Findings:
- Weatherstrip missing/damaged/torn
- Dents


Dents/damage along the overhead garage door.

2. Automatic Opener

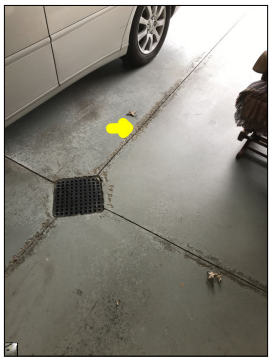
3. Safety Reverse

Acceptable

4. Floor/Slab

Marginal

Findings:
- Deterioration



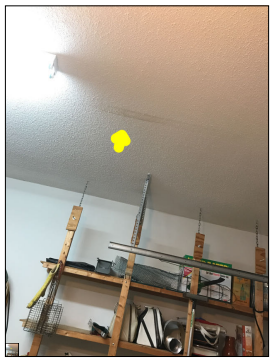
Pitting and deterioration along the floor.

5. Walls/Ceiling

Marginal

Findings:
- Cracks
- Discoloration

Cracks along the ceiling.



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

6. Doors

Acceptable

7. Electrical

Acceptable

Findings:
- GFCI protected

8. Windows

Acceptable

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Marginal

Findings:
- Signs of previous water damage under sink

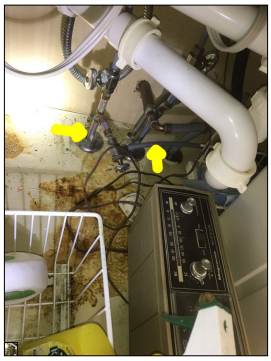
3. Sink/Faucet/Plumbing

Marginal

Findings:
- Limited visibility underneath the sink
- Corrosion

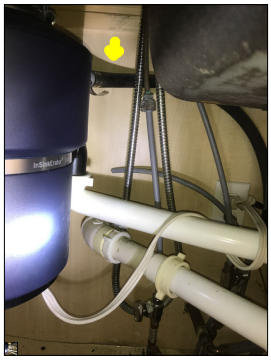
Corrosion along the faucet.

Signs of previous water damage underneath the sink and a mold like substance. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.



Polybutylene plumbing lines. Polybutylene pipes are prone to failure and no longer meet modern day plumbing standards. Recommend upgrading from polybutylene pipes to modern day plumbing materials, such as PEX or copper. Please note, polybutylene pipes can be concealed behind walls, ceilings, etc.

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.

Uncapped water lines. This is not a recommended practice. Water lines that are not being used should be capped. The valve that is closing the line could potentially fail.

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 122 degrees Fahrenheit.

4. Walls/Ceiling

Acceptable

5. Floor

Acceptable

6. Doors

Poor

Findings:
- Wood rot

Discoloration along the threshold. An active or intermittent water source can cause discoloration.

Casing to the latch keeper is damaged.

Wood rot damage along the door.

7. Windows

Findings:
• Missing/torn/displaced screens

Missing window screens.

8. Electrical

Findings:
• GFCI protected receptacles

9. Range

Findings:
• Operable

10. Exhaust Fan

Findings:
• Operable

11. Dishwasher

Findings:
• Operable

12. Dishwasher Drain Line Looped

Findings:
- No
- Safety hazard

13. Refrigerator

Marginal Aged

Findings:
- Operable

14. Microwave

Marginal Aged

Findings:
- Operable

Laundry

1. General

Laundry.

2. Dryer Exhaust

Acceptable

Findings:
- Recommend cleaning ductwork

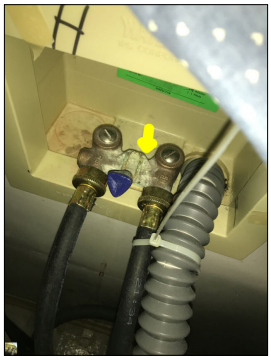
3. Receptacles/Lights

Acceptable

4. Plumbing

Marginal

Findings:
- Rust/corrosion



Rust/corrosion along the washer hook up lines.

5. Dryer

Findings:
- Operable
- Aged

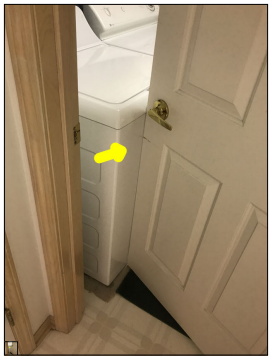
6. Washing Machine

Findings:
- Operable
- Aged

7. Doors

Findings:
- Door can't close due to washer

Marginal



The washer restricts the door from closing.

8. Walls/Ceiling

Acceptable

9. Floor

Acceptable

10. Heating Source

Heating source observed:
- Yes

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Marginal

Findings:
• Cracks

Cracks along the walls.

3. Floor

Acceptable

Findings:
• Squeaks

4. Ceiling Fan

Marginal

Findings:
• Shakes during operation

5. Doors

Acceptable

6. Windows

Acceptable

7. Electrical

Acceptable

8. Heating Source

Heating source observed:
• Yes

Bedroom 2

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Ceiling Fan

Acceptable

5. Doors

Acceptable

6. Windows

Acceptable

7. Electrical

Acceptable

8. Heating Source

Heating source observed:
• Yes

Bedroom 3

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Acceptable

5. Windows

Findings:
• Missing/torn/displaced screens

Marginal

Missing window screens.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
• Yes

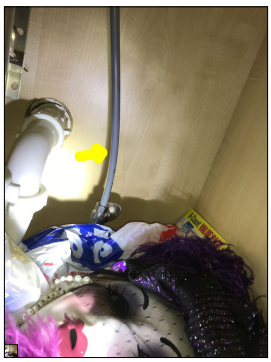
Bathroom 1

1. General

Bathroom.

2. Sinks/Plumbing

Marginal



Polybutylene plumbing lines. Polybutylene pipes are prone to failure and no longer meet modern day plumbing standards. Recommend upgrading from polybutylene pipes to modern day plumbing materials, such as PEX or copper.

3. Shower/Bathtub

Acceptable

4. Toilet

Poor

Findings:
• Clogged

The toilet is clogged.

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5. Walls/Ceiling

Acceptable

6. Floor

Acceptable

7. Doors

Acceptable

8. Windows

Acceptable

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:
• Drain stopper inoperable/missing

Inoperable drain stopper.

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Rust/corrosion along the plumbing pipes.

Low water pressure from the hot side compared to the cold side and to the other sink in the bathroom.

3. Shower/Bathtub

Marginal

Discolored water. This is considered abnormal. The water cleared up after running for a few minutes.

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General photo of the whirlpool in operation.

Mice/rodent droppings. Wildlife activity can cause property damage.

4. Toilet

Acceptable

5. Walls/Ceiling

Marginal

Findings:
• Discoloration

Cracks along the walls.

Discoloration along the walls.

Discoloration along the ceiling.

6. Floor

Marginal

Findings:
• Slopes

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

7. Doors

Findings:
- Door/lock out of alignment

The door rubs the frame during operation.

8. Windows

9. Electrical

Findings:
- GFCI protected receptacles
- Switch cover not flush with the wall

The switch cover is not flush with the wall. This is considered a defect and a potential safety hazard.

10. Exhaust Fan

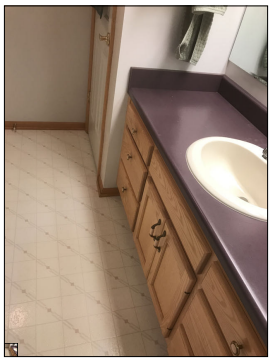
Findings:
- Operable

11. Heating Source

Heating source observed:
- Yes

Bathroom 3

1. General



Bathroom.

2. Sinks/Plumbing

Marginal

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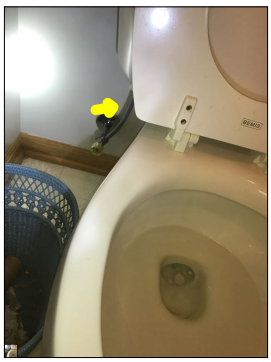
3. Shower/Bathtub

Acceptable

4. Toilet

Marginal



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5. Walls/Ceiling

Acceptable

6. Floor

Acceptable

7. Doors

Acceptable

8. Electrical

Acceptable

Findings:
• GFCI protected receptacles

9. Exhaust Fan

Findings:
• Operable

10. Heating Source

Heating source observed:
• Yes

Living Room

1. General

Living room.

2. Walls/Ceiling

Findings:
• Cracks

Marginal

Cracks along the walls.

3. Floor

Findings:
• Squeaks

Acceptable

4. Ceiling Fan

Findings:
• Shakes during operation

Marginal

5. Windows

Findings:
• Wood rot

Marginal

Wood rot damage along the window. These windows probably condensate at times. An active or intermittent water source can cause wood rot damage.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Foyer

1. General

Foyer.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Acceptable

5. Windows

Acceptable

6. Electrical

Acceptable

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 8+ inches
- Cellulose
- Loose

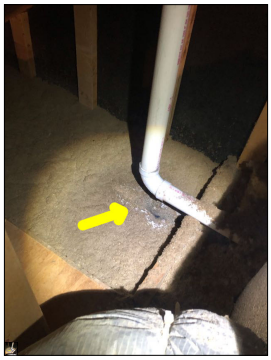
3. Insulation

Marginal

Findings:
- Signs of previous water intrusion
- Signs of rodent droppings
- Signs of wildlife activity
- Recommend exterminator further evaluate and make necessary treatments

Observations:
- Signs of a roof leak observed in the attic.
- Signs of a chimney leak observed in the attic.

Mice/rodent droppings. Wildlife activity can cause property damage.



The insulation is hard and discolored. This is an indication of previous water intrusion. After insulation gets wet, the insulation will harden and become stiff. An active or intermittent water source can cause mold growth and property damage. Please note, insulation that gets wet will lose its R-value, which means it becomes less efficient. This is underneath a plumbing vent.

The insulation is hard and discolored. This is an indication of previous water intrusion. After insulation gets wet, the insulation will harden and become stiff. An active or intermittent water source can cause mold growth and property damage. Please note, insulation that gets wet will lose its R-value, which means it becomes less efficient. This is underneath the chimney.

4. Ventilation

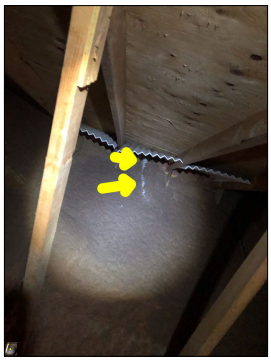
Acceptable

Findings:
- Ventilation appears adequate

5. Exhaust Fans/Exhaust Ductwork

Marginal

Findings:
- Exhaust vents observed on exterior
- The exhaust ductwork lacks insulation



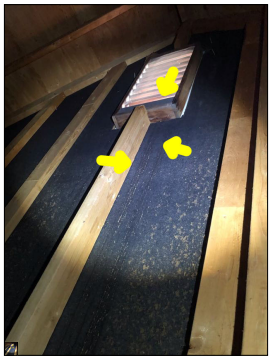
The exhaust ductwork lacks insulation. It is recommended for exhaust ductwork to be insulated in non climate controlled areas, such as an attic. The lack of insulation can cause condensation to form along the ductwork. An active or intermittent water source can cause mold growth and property damage.

6. Sheathing/Framing

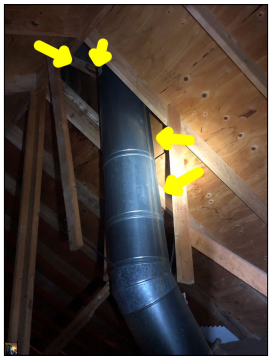
Marginal

Findings:
- Limited visibility
- Discoloration

General photo of the attic.



Discoloration and streaks along the gable. An active or intermittent water source can cause discoloration, mold growth and property damage. It appears the gable vent allows water intrusion at times.



Discoloration/staining along the sheathing and discoloration/staining along the flue.

Basement

1. Stairs

Acceptable

2. Foundation Type

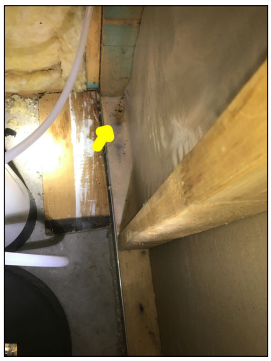
Findings:
- Poured concrete

3. Foundation/Floor

Findings:

Acceptable

- Limited visibility
- Fixed covered walls
- Fixed covered ceilings



Mice/rodent droppings observed. Wildlife activity can cause property damage.

4. Doors

Acceptable

5. Windows

Marginal

Findings:
- Missing/torn/displaced screens

Missing window screens.

6. Walls/Ceiling

Acceptable

7. Electrical

Acceptable

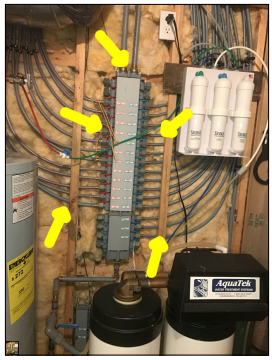
8. Beams/Subfloor/Joists/Columns

Acceptable

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

9. Plumbing/Drainage

Marginal



Polybutylene plumbing lines. Polybutylene pipes are prone to failure and no longer meet modern day plumbing standards. Recommend upgrading from polybutylene pipes to modern day plumbing materials, such as PEX or copper. Please note, polybutylene pipes can be concealed behind walls, ceilings, etc.

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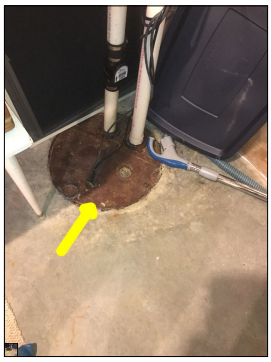
10. Ejector Pump

Materials:
• Rust and corrosion



Rust/corrosion along the ejector pit lid. Rust and corrosion is considered a defect. An active or intermittent water source can cause rust and corrosion. Rust and corrosion can create holes in the lid, thus allowing sewer gases into the house. Sewer gases into the house is a potential safety hazard.

Interior

1. Smoke/Carbon Monoxide Detectors

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

2. Additional Information

Additional Information:
• FamilyGuard always recommends performing a radon test and mold air quality test before purchasing a home.

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

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

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

3. Additional Services

Radon Test/Mold Test:
• Radon test - no
• Mold test - no

Cooling System

1. Cooling System Information

Findings:
- Brand/Carrier
- The approximate manufacture date is 2017

2. Refrigerant Type

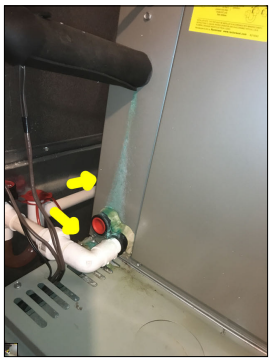
Findings:
- R410

3. Cooling System

Findings:

Marginal Safety Hazard

- Needs cleaning/serviced
- Not level
- No current service record
- Service recommended
- Rust/corrosion
- Exposed wires



Corrosion and discoloration along the evaporator coil cabinet. This is considered abnormal and a defect.

Condenser.

Condenser data plate.

Exposed wires. This is a potential safety hazard. Exposed wires should be wrapped in conduit or placed within an enclosed electrical box.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Trane
- The approximate manufacture date is 1995

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

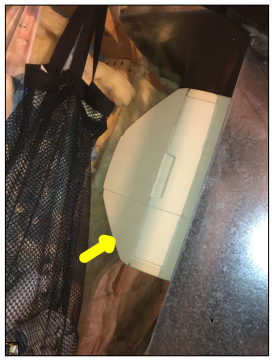
3. Heating System

Findings:
- No current service record
- Service recommended
- 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.

Furnace.

The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 135 degrees Fahrenheit.

The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 83 degrees Fahrenheit.



The whole house humidifier is inoperable. It never called for water.

Furnace data plate.

Plumbing

1. Main Water Shut-Off Valve

Location:
- Basement

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
- Polybutylene

4. Visible Drain/Vent Plumbing

Materials:
- PVC

5. Condition Of Water Supply/Drain/Vents Plumbing

Findings:

Marginal
- Limited visibility
- Rust/Corrosion
- Hot water present
- Polybutylene water supply lines
- Please review entire report
- Recommend licensed plumber further evaluate and make necessary repairs.

6. Visible Fuel Lines

Materials:
- Black iron
- CSST

7. Condition Of Fuel Lines

Acceptable

8. Water Softener

Marginal Aged

Water softener.

9. 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 2017

Type:
- Gas

2. Water Heater

Marginal

Findings:
- Non-metallic plumbing lines within 18 inches of the water heater

Water heater.

Water heater data plate.

Corrosion along the water supply lines.

Non-metallic plumbing lines within 18 inches of the water heater. A metallic water supply line, such as copper, should be used for the first 18 inches of water supply lines from the water heater. After the first 18 inches, a transition of plumbing type can be made, such as going from copper to PEX. The rule applies to not only gas water heaters, but also electric, tankless, or closed combustion. Recommend checking with the manufacturer of the water heater to ensure the installation is correct.

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

Electrical

1. General Information

Location of panels:
- Garage

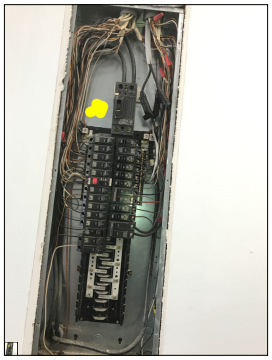
Voltage/Amperage:
- 120/240 volts
- 200 amps

2. Branch Wire

Type:
- Copper

3. Electrical

Findings:
- Double tapped circuit breakers
- Sharp-end screws



Main circuit breaker.

Double tapped neutral wires. Neutral wires should not share a terminal with any other wires, including ground wires. Double tapped neutrals are considered a safety hazard. Double tapped neutral wires do not allow the circuit to be isolated if the circuit needs to be worked on. Also, double tapped neutral wires under the same terminal can become loose, which could lead to arcing, overheating, spark and/or fire.

Sharp-end screws used to secure the cover to the circuit breaker panel. This is a potential safety hazard. The screws could potentially penetrate a wire. Flat-end screws should be used when securing a cover to a panel.

Glossary

Term	Definition
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
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.