FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

4942 Co Rd 100 E Anderson, IN 46013
Inspection Prepared For: Seller

Date of Inspection: 8/31/2025
Age of House: 55 Years
Weather: Clear

Table Of Contents

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof		
Page 7 Item: 5	Condition	• Loose/detached roof shingles. This is considered a defect and a potential leak point.
Crawl Space		
Page 35 Item: 3	Foundation/Floor	• Water/moisture observed in the crawl space.
Page 36 Item: 6	Beams/Subfloor/Joists/Columns	• Mold like substance along the floor joists. An active or intermittent water source can cause mold growth and property damage.

Grounds

1. Driveway

Marginal

Findings:
• Cracks/deterioration/pitting

Cracks and deterioration along the driveway.

The driveway slopes towards the house. This can cause water to flow towards the house, thus potentially causing water intrusion into the house/garage and potential foundation problems due to excessive hydrostatic pressure.

2. Service Walks/Steps

Marginal Safety Hazard

Uneven surfaces along the service walks.

3. Porch

Poor

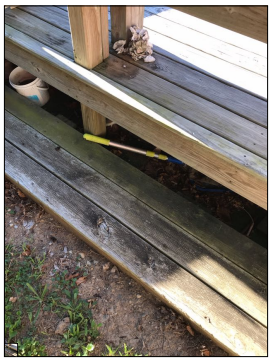
The porch slopes towards the house. This can cause water to flow towards the house, thus potentially causing water intrusion into the house and potential foundation problems due to excessive hydrostatic pressure.

Unconventional shims underneath the column.

4. Patio/Deck

Marginal Aged

The step is unconventionally sloped. This is a trip hazard.



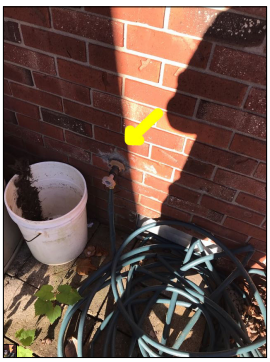
The deck has wood to soil contact. This is not a recommended practice. Water and moisture from the soil/earth can wick up along the deck and the water can be absorbed by the deck. An active or intermittent water source can cause property damage, such as wood rot damage. Also, the wood to soil contact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

Loose boards along the deck.

5. Hose Bibs

Marginal

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

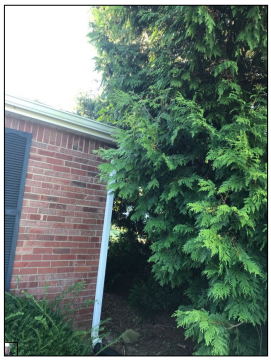


No anti-siphon/frost free valve. The lack of an anti-siphon valve can allow water back flow into the water supply lines, thus contaminating potable water. This is a potential safety hazard. The lack of a frost fee valve can allow water to stay within the hose bib, which could potentially freeze during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

6. Landscaping

Marginal

Findings:
- 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.

Roof

1. Roof Visibility

Findings:
- All

2. Roof Layers

Findings:
• Appears to be 1 layer

3. Roof Type

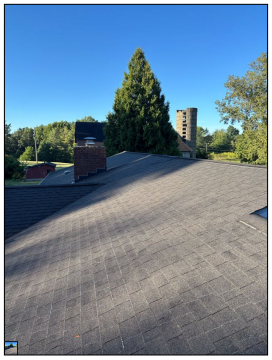
Findings:
• Asphalt

4. Approximate Age of Roof

Findings:
• 15 - 20 + years

5. Condition

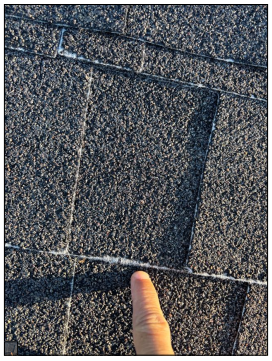
Condition:
• Displaced shingles
• Deterioration
• Recommend licensed roofer further evaluate and make necessary repairs
Observations:
• Loose/detached roof shingles. This is considered a defect and a potential leak point.



General photo of the roof.

Loose/detached roof shingles. This is considered a defect and a potential leak point.

Biological growth along the roof. This is considered a defect. Biological growth has the potential to hold water. Shingles are not designed to hold water, shingles are designed to shed water.



Exposed fiberglass mat along the shingles. This is a sign of deterioration along the roof and an indication that the roof is towards the end of its lifespan.

Unconventional flashing/roof penetration along the valley. This is considered abnormal and a potential leak point. The roof penetration is too close to the valley for modern day roofing standards. There should be at least 18 inches from side to side from the middle of the valley. Due to the unconventional location of the roof penetration, this area is a potential leak point.

The plumbing vent is unconventionally short. This is considered abnormal and a defect. A short plumbing vent can get covered during heavy snowfall, thus obstructing the vent, which could result is drainage problems with the plumbing system.

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The flashing is unconventionally tucked underneath the shingles. The current installation of flashing is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

Exterior

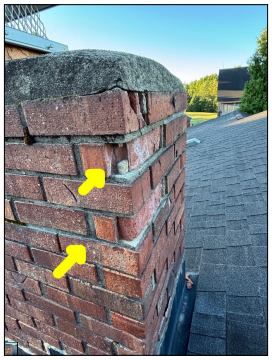
1. Chimney/Fireplace

Poor

Loose/detached brick from the chimney observed along the roof.

Loose/detached brick from the chimney observed along the roof.

Loose/detached brick from the chimney observed along the roof.



Deterioration and cracking along the chimney. Deterioration and cracks are potential leak points.

Cracks along the clay tile. Cracks along the clay tiles are a potential safety hazard. Cracked tiles can cause the chimney to not draft properly, thus potentially causing carbon monoxide to enter the house or potentially cause a fire.

Cracks along the chimney. Cracks are considered defects and potential leak points.

2. Fireplace

Marginal

Findings:
- Needs cleaning/serviced
- 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.

Decor within the fireplace. This is an indication that the fireplace has not been used for its original purpose for an extended period of time. Before using the fireplace for its intended purpose, recommended licensed chimney professional further evaluate and make necessary repairs to ensure the fireplace is operable and is in good working condition.

3. Gutters

Marginal

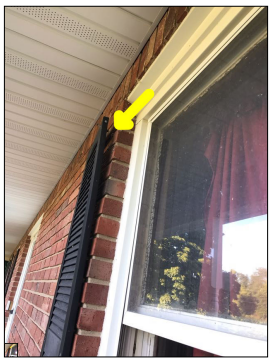
Loose gutter spikes.

The gutter system is dirty and needs to be cleaned. A dirty gutter 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 dirty gutter system can cause excessive water to flow along the siding which could allow water to get behind the siding. An active or intermittent water intrusion source can cause mold growth and property damage.

4. Siding

Marginal

Loose shutters.



Loose/detached shutters.

Cracks 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.

Damaged siding.

Swimming pool observed. The swimming pool's current condition is rated poor as it has been neglected for an extended period of time.

A trailer was observed on the property. The trailer appears to have been neglected for an extended period of time and its overall current condition is rated poor.

General photo of the interior of the trailer.

5. Exterior Electrical

Marginal Safety Hazard

Non GFCI protected receptacles.

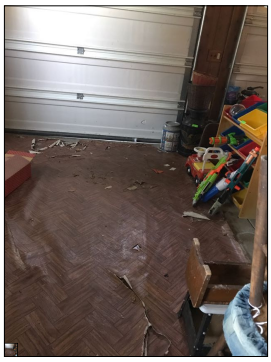
6. Wood Destroying Insect Damage/Treatment

Findings:
- Limited visibility
- None apparent
- Finished walls/ceilings
- Cabinetry/shelving
- Furniture/stored items
- Cluttered condition
- Exterior siding
- Dense vegetation
- Gravel floor in the crawl space

Garage

1. Overhead Door(s)

There is not a torsion spring or extension springs along the overhead doors. This is considered abnormal and a safety hazard.



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

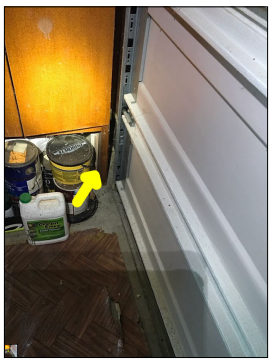
Missing window.

2. Automatic Opener

Findings:
- Operable

3. Safety Reverse

Poor Safety Hazard



No photo eye sensors. The lack of photo eye sensors is a potential safety hazard.

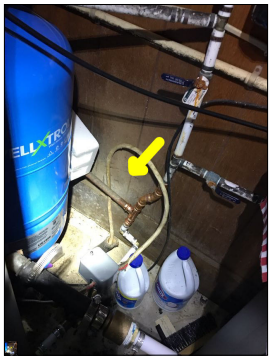
4. Floor/Slab

Acceptable

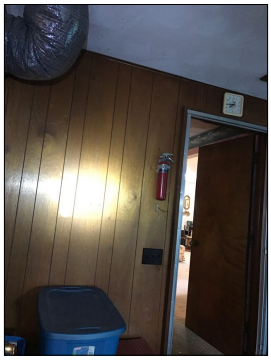
Findings:
• Limited visibility/excessive clutter

5. Walls/Ceiling

Marginal



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



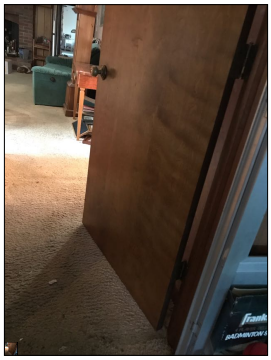
The interior wall that separates the garage from the interior of the house is not covered with gypsum board. The lack of gypsum board is a potential fire hazard. Interior walls between the garage and living areas should be covered with gypsum board.

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

6. Doors

Marginal Safety Hazard

Findings:
• Aged service door



The door that separates the interior of the house from the garage is not a proper fire rated door. This is a potential safety hazard.

7. Electrical

Marginal Safety Hazard

Findings:
- Non GFCI protected

Non GFCI protected receptacles.

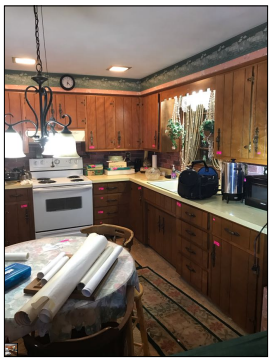
8. Windows

Marginal Aged

Aged windows.

Kitchen

1. General



Kitchen.

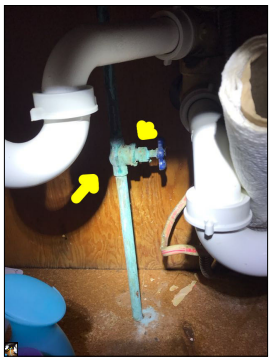
2. Cabinets/Countertops

Marginal Aged

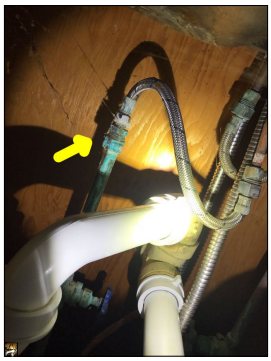
3. Sink/Faucet/Plumbing

Marginal Aged

Findings:
• Limited visibility underneath the sink



Rust/corrosion along the plumbing pipes.



Rust/corrosion along the plumbing pipes.

The button pad is deteriorated.

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 105 degrees Fahrenheit.

4. Walls/Ceiling

Acceptable

5. Floor

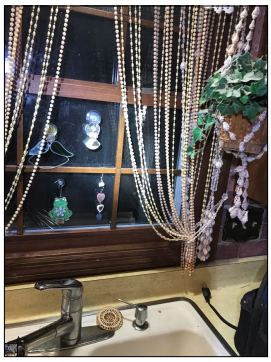
Findings:
- Squeaks

Acceptable

6. Windows

Findings:
- Inoperable

Poor

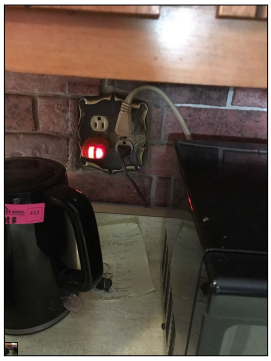


Inoperable window. The window might open with excessive force. Please note, a properly functioning window should be able to easily open.

7. Electrical

Findings:
- Non GFCI protected receptacles

Marginal Safety Hazard



Non GFCI protected receptacles.

8. Range

Marginal Aged

9. Exhaust Fan

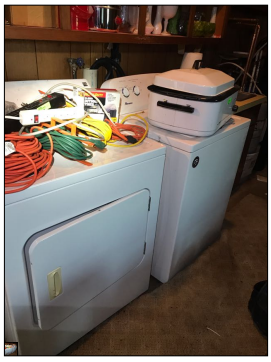
Findings:
- Operable
- Noisy
- Aged

10. Refrigerator

Marginal Aged

Laundry

1. General



Laundry.

2. Dryer Exhaust

Poor Safety Hazard

The dryer ductwork is plastic. This is not a recommended practice and is considered a safety hazard. The plastic can overheat and melt, thus creating a fire. Metal ductwork is the recommended material to use for dryer exhaust. It is also recommended for the exhaust ductwork to be insulated in non climate controlled areas, such as an attic, to prevent condensation from forming along the ductwork. An active or intermittent water source can cause mold growth and property damage.

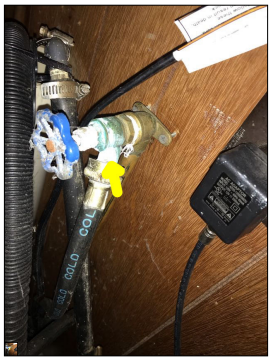
3. Receptacles/Lights

Acceptable

4. Plumbing

Marginal

Findings:
• Rust/corrosion



Rust/corrosion along the washer hook up lines.

5. Dryer

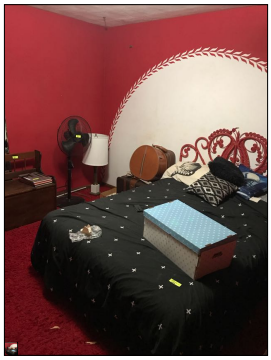
Findings:
• Aged

6. Washing Machine

Findings:
• Aged

Bedroom 1

1. General



Bedroom.

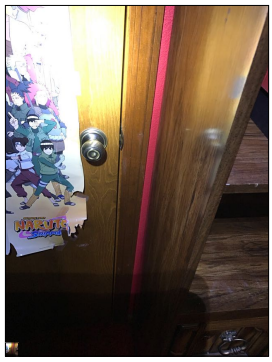
2. Walls/Ceiling

Acceptable

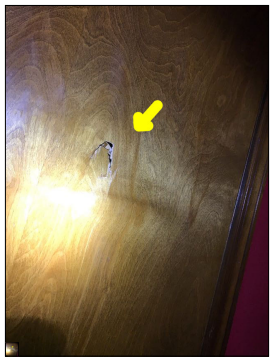
3. Floor

Findings:
• Squeaks

4. Doors



The door does not latch properly.



Holes along the door.

5. Windows

Aged windows.

6. Electrical

7. Heating Source

Heating source observed:
• Yes

Bedroom 2

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

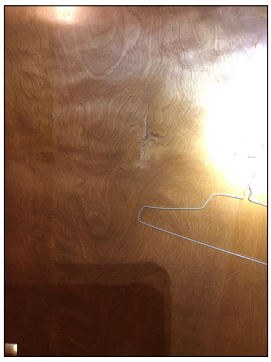
3. Floor

Findings:
• Squeaks

Acceptable

4. Doors

Marginal



Damage/dents along the door.

5. Windows

Marginal Aged

Aged windows.

6. Electrical

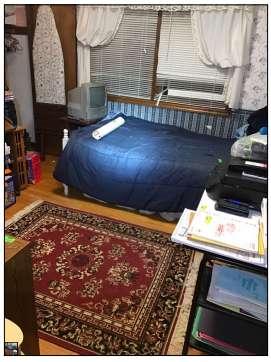
Acceptable

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

Poor

The window grids are loose/detached.

6. Electrical

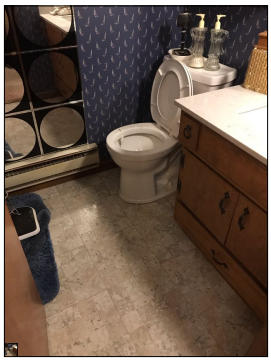
Acceptable

7. Heating Source

Heating source observed:
• Yes

Bathroom 1

1. General

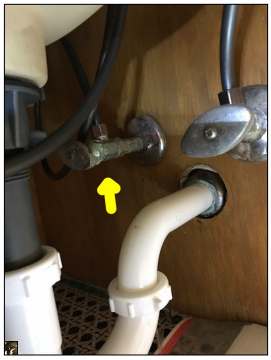


Bathroom.

2. Sinks/Plumbing

Marginal

Findings:
• Limited visibility underneath the sink



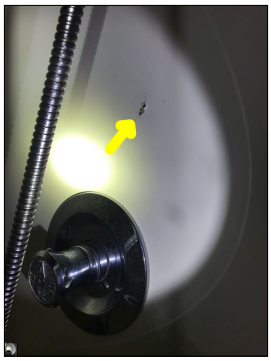
Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

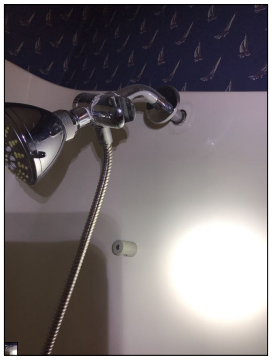
Marginal Aged

Discoloration along the bathtub.

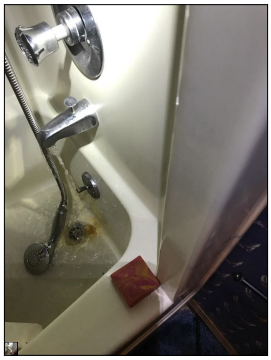
Cracks along the bathtub.



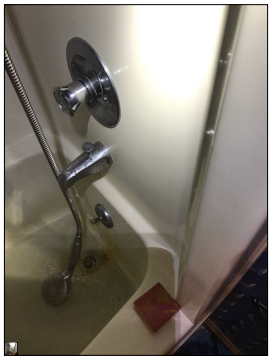
Damage along the bathtub.



The showerhead is loose.



The bathtub faucet leaks while the showerhead is in operation. This is considered a defect. A properly functioning diverter will not allow any water through the bathtub faucet while the showerhead is in operation.



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

4. Toilet

Marginal

The handle is unconventionally loose.

5. Walls/Ceiling

Acceptable

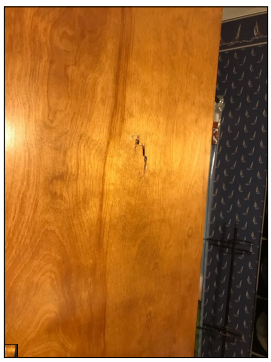
6. Floor

Findings:
• Squeaks

Acceptable

7. Doors

Marginal



Damage/dents along the door.

8. Electrical

Marginal Safety Hazard

Findings:
- Non GFCI protected receptacles

Non GFCI protected receptacles.

9. Exhaust Fan

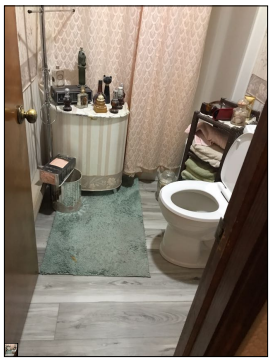
Findings:
- Operable
- Noisy

10. Heating Source

Heating source observed:
- Yes

Bathroom 2

1. General



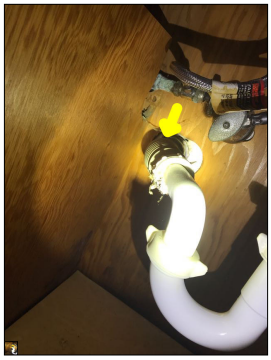
Bathroom.

2. Sinks/Plumbing

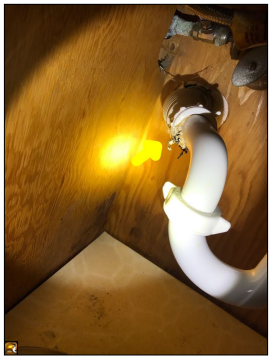
Marginal

Findings:
• Limited visibility underneath the sink

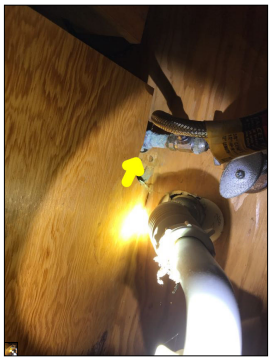
Discoloration along the sink.



Flexible accordion drain pipe underneath the sink. Flexible accordion drain pipe is intended for temporary use. The problem with accordion drain pipe is the collection of grime, hair, dirt, debris and other small items that may fall into a drain. The design of the pipes allows for debris to easily collect in the drain line, thus eventually creating poor drainage and potential blockage. Flexible drain pipe is considered amateur craftsmanship and does not meet the industry standard.



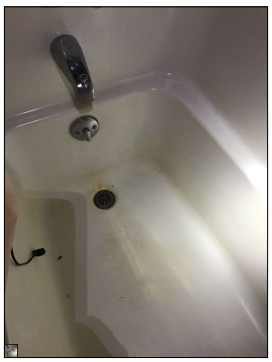
Grime along the PVC plumbing pipes. Grime along PVC pipes is considered abnormal and an indication of a developing leak or an intermittent leak.



Rust/corrosion along the plumbing pipes.

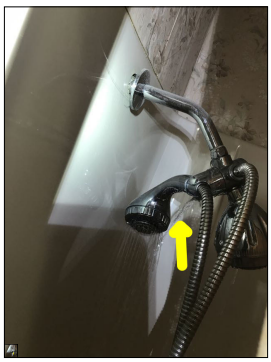
3. Shower/Bathtub

Marginal Aged



Discoloration along the bathtub.

Cracks along the bathtub.



The showerhead leaks during operation.

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

4. Toilet

Acceptable

5. Walls/Ceiling

Acceptable

6. Floor

Acceptable

Findings:
- Squeaks

7. Doors

Poor

The door is detached.

8. Windows

Poor

The window grids are loose/detached.

9. Electrical

Marginal Safety Hazard

Findings:
• Non GFCI protected receptacles

Non GFCI protected receptacles.

10. Exhaust Fan

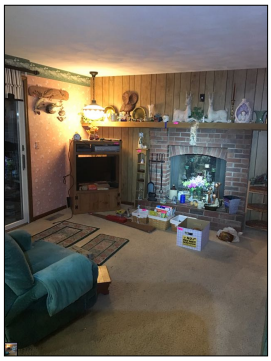
Findings:
- Operable
- Noisy

11. Heating Source

Heating source observed:
- Yes

Living Room

1. General

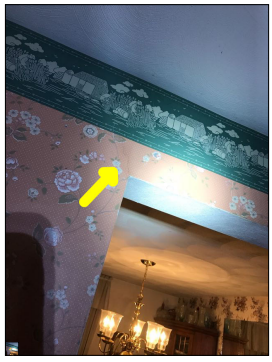


Living room.

2. Walls/Ceiling

Findings:
- Cracks

Marginal



Cracks along the walls.

Cracks along the ceiling.

3. Floor

Findings:
- Squeaks

Acceptable

4. Doors

Marginal

Damage along the door.

5. Electrical

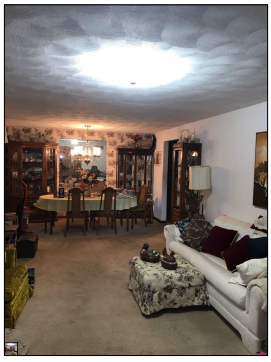
Acceptable

6. Heating Source

Heating source observed:
• Yes

Dining Room

1. General



Dining room.

2. Walls/Ceiling

Findings:
• Cracks

Marginal

Cracks along the walls.

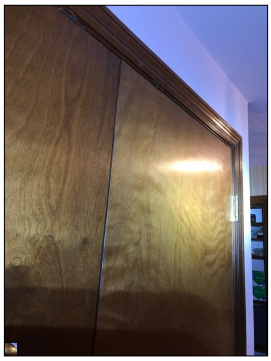
3. Floor

Acceptable

Findings:
• Squeaks

4. Doors

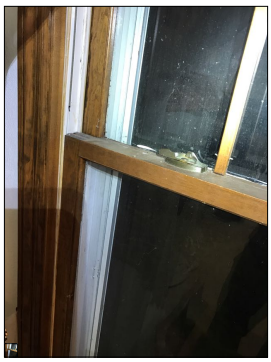
Marginal



The doors rubs each other during operation.

5. Windows

Marginal Aged



Aged windows.

6. Electrical

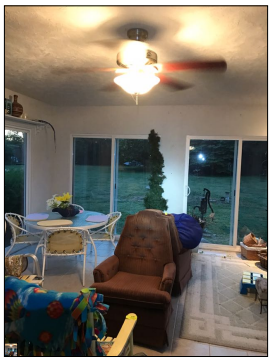
Acceptable

7. Heating Source

Heating source observed:
• Yes

Sunroom

1. General



Sunroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Ceiling Fan

Findings:
• Shakes during operation

Marginal

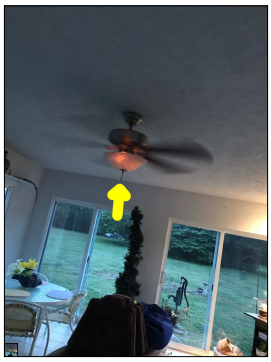
5. Doors

Marginal

Torn screen along the door.

6. Electrical

Marginal



The light is intermittent. This is considered a defect.

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:
- Apparent Cellulose/limited visibility and accessibility

3. Ventilation

Marginal

Findings:
- Inadequate ventilation can create moisture problems
- Additional attic ventilation recommended

4. Exhaust Fans/Exhaust Ductwork

Poor

Findings:
- No exterior bathroom exhaust vents observed

5. Sheathing/Framing

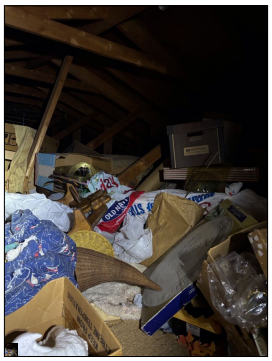
Marginal

Findings:
- Limited visibility
- Discoloration

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

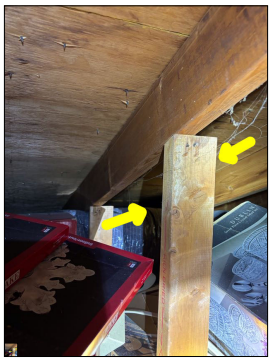
Debris and clutter within the attic. Visibility and accessibility were limited.

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



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

Black discoloration around the roofing nails and black discoloration around previous holes from prior roof shingles. The black discoloration 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.



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

Crawl Space

1. Access

Accessibility:
• Restricted access

2. Foundation Type

Findings:
• Concrete block

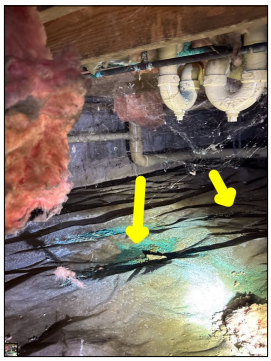
3. Foundation/Floor

Findings:
Marginal
• Limited visibility
• Signs of moisture/dampness
• Signs of previous water intrusion
• Standing water
• Gravel floor

Observations:
• Water/moisture observed in the crawl space.

General photo of the crawl space.

The crawl space has a gravel floor that exposes the earth. Gravel floors are not recommended. A gravel 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.



Standing water in the crawl space. This is considered a defect. An active or intermittent water source can cause mold growth and property damage, such as wood rot and structural damage. Also, areas that are exposed to water, moisture and dampness are prone to infestation and damage from wood destroying insects, such as termites and powder post beetles. Please note, due to the areas of standing water, the crawl space could not be fully and properly inspected. Costly repairs should be anticipated with crawl spaces that have water intrusion. It is beyond the scope of a general home inspection to enter areas of standing water, entering areas with standing water is a potential safety hazard. The water could have an electrical charge to it, the water could be waste/sewage from plumbing pipes, the water could be infested with bacteria, etc.

Efflorescence along the walls. Efflorescence is considered a defect and an indication that moisture/water is getting through the walls. An active or intermittent water source can cause mold growth and property damage.

4. Insulation/Vapor Barrier

Marginal

Findings:
• Displaced

Torn and displaced insulation. This is considered abnormal and a defect.

Discoloration along the insulation. Discoloration can potentially be a mold like substance.

5. Ventilation

Poor

Findings:
• Inadequate ventilation can create moisture problems

6. Beams/Subfloor/Joists/Columns

Marginal

Findings:
• Limited visibility

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

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

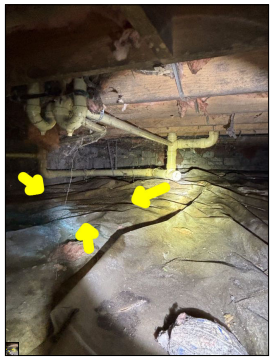
Mold like substance along the floor joists. An active or intermittent water source can cause mold growth and property damage.

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

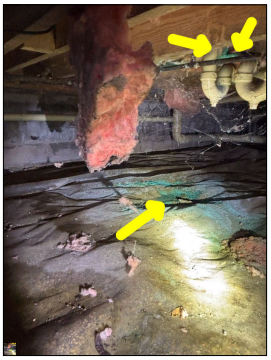
Rust/corrosion along the metal plate against the sill. This is an indication that the crawl space has an active or intermittent water source. An active or intermittent water source can cause mold growth and property damage, such as wood rot, rust, and corrosion.

7. Plumbing/Drainage

Marginal



Moisture and dampness observed underneath the plumbing lines. The water source could potentially be from a leaking pipe of from ground water. Recommend general contractor further evaluate and make necessary repairs.



Rust and corrosion along the plumbing pipes.

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:
• The windows throughout the house are aged and are towards the end of their life expectancy. Window repairs and potential replacement of windows should be anticipated.
• 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/Rheem
• The approximate manufacture date is 2006

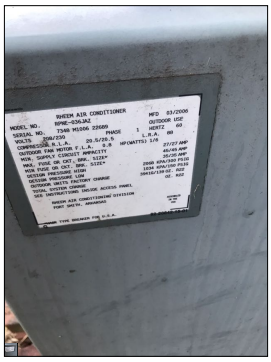
2. Refrigerant Type

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

3. Cooling System

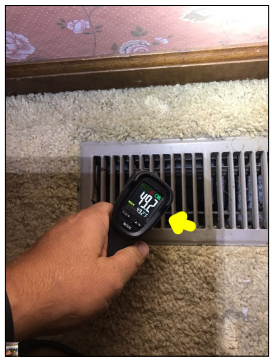
Findings:
- The temperature drop for the air conditioning was approximately 17 degrees Fahrenheit.
- Needs cleaning/serviced
- No current service record
- Service recommended

Condenser.

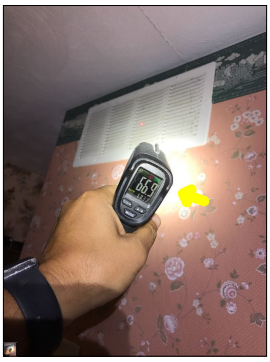


Condenser data plate.

The condenser is not level. Refrigerant within an air conditioner also acts as a lubricant. When the condenser is leaning, some internal components may not get properly lubricated, thus shortening the lifespan of the condenser.



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 49 degrees Fahrenheit.



The photo identifies the temperature of the return air while the air conditioner was in operation. The approximate temperature of the return air was 66 degrees Fahrenheit.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Rheem
- The approximate manufacture date is 2006

Heat Exchanger:
- Sealed
- Not visible

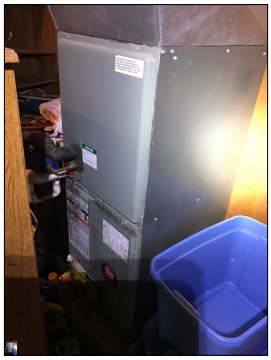
2. Energy Source

Type:
- Electric
- Heat pump

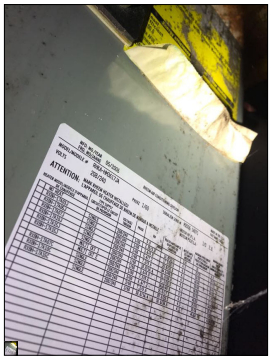
3. Heating System

Findings:
- The temperature rise for the furnace was approximately 18 degrees Fahrenheit.
- No current service record
- Service recommended
- Furnace needs cleaning
- Ductwork needs cleaning
- The temperature rise for the heat pump was approximately 18 degrees Fahrenheit.

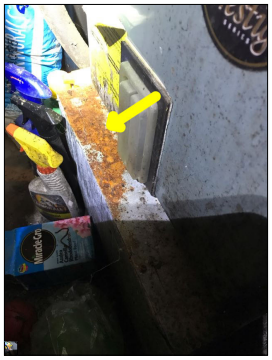
Heat pump.



Furnace.

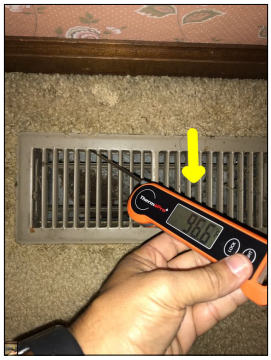


Furnace data plate.



Rust and corrosion along the HVAC ductwork. This is considered a defect. An active or intermittent water source can cause rust and corrosion and property damage.

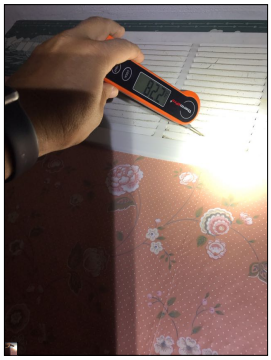
Mold like substance along the furnace. An active or intermittent water source can cause mold growth and property damage.



The photo identifies the temperature of the supply air while the heat pump was in operation. The approximate temperature of the supply air was 96 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 78 degrees Fahrenheit.

The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 100 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 82 degrees Fahrenheit.

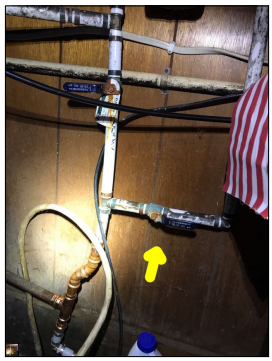
Flex HVAC ductwork routed through the ceiling. This is considered abnormal and a fire hazard.

The HVAC ductwork lacks insulation. This is not a recommended practice. The lack of insulation along the ductwork can allow moisture and condensation to form along the ductwork. An active or intermittent water source can cause the ductwork to rust and corrode. A water source can also cause mold growth and property damage. This is located in the crawl space.

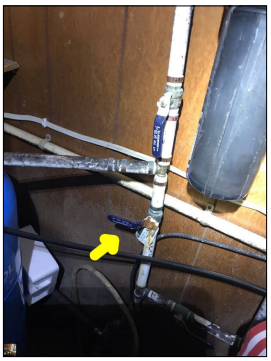
Plumbing

1. Main Water Shut-Off Valve

Location:
- Garage



Apparent main water shut-off valve.



Closed water valve. Opening the valve will bypass the pre-filter.

2. Visible Water Distribution Plumbing

Materials:
• Copper

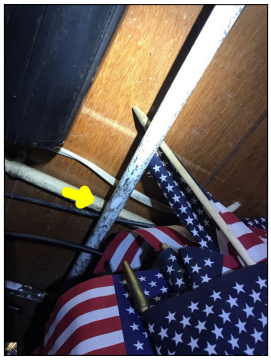
3. Visible Drain/Vent Plumbing

Materials:
• PVC

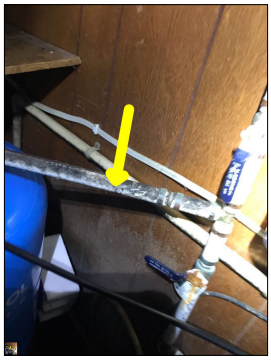
4. Condition Of Water Supply/Drain/Vents Plumbing

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

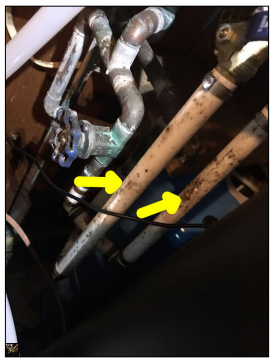
Corrosion and rust along the valves.



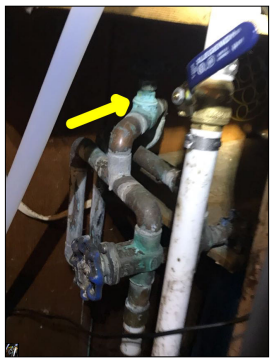
Mold like substance along the water lines.



Mold like substance along the water lines.



Mold like substance along the water lines.



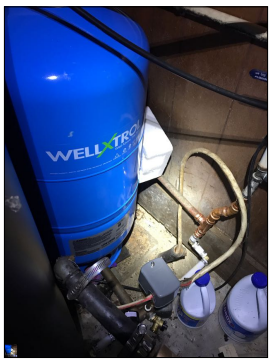
Corrosion and rust along the water lines.

5. Visible Fuel Lines

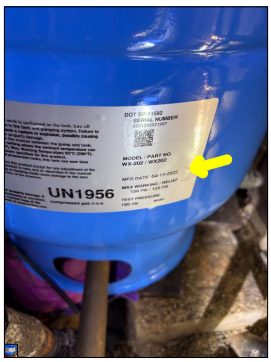
Materials:
• No apparent fuel lines observed

6. Pressure Tank/Well Pump

Acceptable



Pressure tank.



The approximate manufacture date of the pressure tank is 2025.

The well pressure was approximately 58 PSI during the inspection.

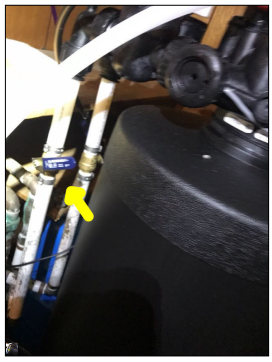
7. Well Pump

Location:
- Submersible

8. Water Softener

Marginal

Water softener.



One of the valves that controls water to the water softener is partially closed. This is considered abnormal.

9. Water Quality Test

Water quality test:
- No

10. Wellhead

Acceptable

Water Heater

1. Water Heater General Information

Brand/Approximate Age:
- Brand/AO Smith
- The approximate manufacture date is 2025

Type:
- Electric

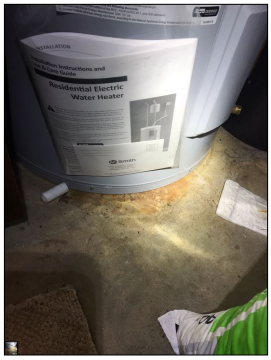
2. Water Heater

Marginal

Water heater.

Water heater data plate.

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.



The water heater is unconventionally sitting along the concrete floor. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure. A concrete floor can absorb moisture from the ground below the concrete slab. The water from the concrete can wick up along the bottom of the water heater, thus causing the bottom of the water heater to prematurely deteriorate due to rust and corrosion. An active or intermittent water source can cause rust/corrosion and property damage. The water heater should be installed on pads or a stand to keep the water heater from sitting directly on the concrete floor.

Electrical

1. General Information

Location of panels:
- Garage

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

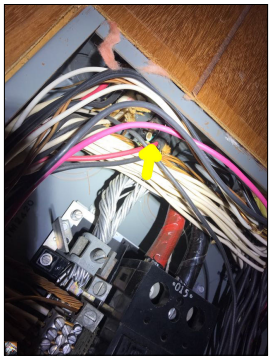
2. Branch Wire

Type:
- Copper

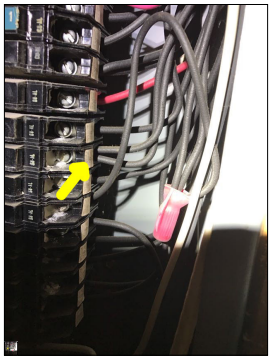
3. Electrical

Findings:
- Recommend licensed electrician further evaluate and make necessary repairs

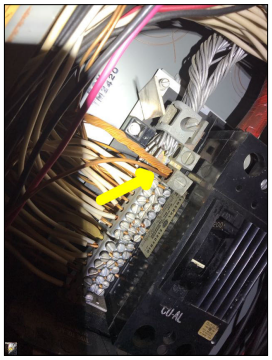
Main circuit breaker.



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

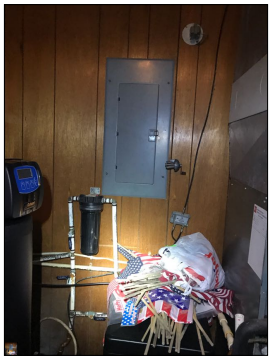


Double tapped circuit breaker. Two conductors inserted into a single circuit breaker that is rated for one conductor could become loose over time which could lead to overheating, arcing, spark and possible fire.



Different gauge wires within the same terminal. This is a potential safety hazard. The different size wires within the terminal can create a poor connection, thus causing spark, arcing and/or fire.

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



Inadequate clearance around the circuit breaker panel. The lack of proper clearance is a potential safety hazard. Circuit breaker panels should have at minimum, 3 feet depth measured from front edge of the panel, 30 inches minimum width or width of equipment if > 30 inches, working space height of 6 feet, 6 inches or height of equipment, whichever is greater. Required working space must extend to the ground, panel door must be operable to at least 90 degrees.

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.
Valley	The internal angle formed by the junction of two sloping sides of a roof.