FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

5707 Chester Blvd. Fort Wayne, IN 46819
Inspection Prepared For: Seller

Date of Inspection: 10/5/2025
Age of House: 69 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.

Garage		
Page 12 Item: 12	Gutters	• Partially detached gutter system and damage along the gutter system.
Heating System		
Page 38 Item: 3	Heating System	• The approximate temperature of the supply air was 87 degrees Fahrenheit. This is considered unconventionally low and does not meet the industry standards. Forced air heat should have a supply temperature of approximately 115+ degrees. Several supply vents were checked against the furnace and all other supply vents had a similar supply temperature. Due to the abnormalities, recommend licensed HVAC technician further evaluate and make necessary repairs. Please note, the furnace was in operation for over 10 minutes before temperature readings were conducted.
Heating System 2		
Page 40 Item: 3	Heating System	• The approximate temperature of the supply air was 87 degrees Fahrenheit. This is considered unconventionally low and does not meet the industry standards. Forced air heat should have a supply temperature of approximately 115+ degrees. Several supply vents were checked against the furnace and all other supply vents had a similar supply temperature. Due to the abnormalities, recommend licensed HVAC technician further evaluate and make necessary repairs. Please note, the furnace was in operation for over 10 minutes before temperature readings were conducted.

Grounds

1. Driveway

Findings:
• Cracks/deterioration/pitting

Marginal

Cracks and deterioration along the driveway.

2. Service Walks/Steps

Marginal

Uneven surfaces along the service walks.

Cracks and deterioration along the service walks.

3. Hose Bibs

Findings:
• No anti-siphon/frost free valve

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 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.

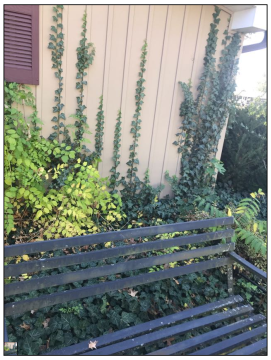
4. Landscaping

Poor

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

Vegetation against the siding/in proximity of the siding. This is not a recommended practice. Vegetation has the potential to harbor insects, wood destroying insects, rodents and hold moisture. Insects, wood destroying insects, rodents and moisture have the potential to create future problems for a house, such as structural damage, pest infestation and wood rot damage.

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.



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

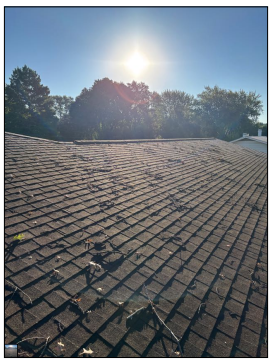
Findings:
- Asphalt

4. Approximate Age of Roof

Findings:
- 10 - 15+ years

5. Condition

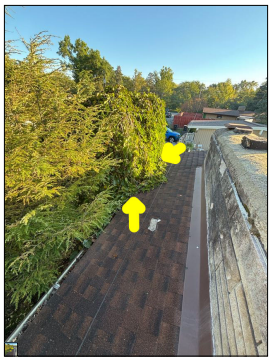
Marginal



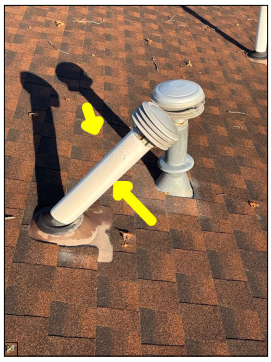
General photo of the roof.

Tree branches observed along the roof. Falling tree branches can cause damage to the roof system, thus resulting in water intrusion into the attic/house.

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

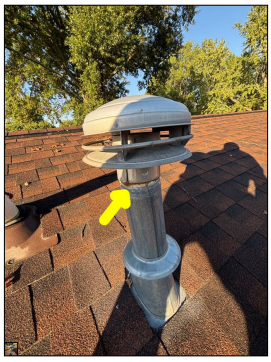


Vegetation in proximity of the roof. Falling branches can damage the roof system. Also, vegetation in proximity of the roof can enable small animals and rodents access to the roof. Wildlife activity can cause property damage.



Flue is unconventionally crooked and not plumb. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure.

The rubber flashing is concave. This is considered a defect. The concave flashing will act as a trap for water and hold water and snow, thus creating a potential leak point. Flashing is not designed to hold water, flashing is designed to shed water.



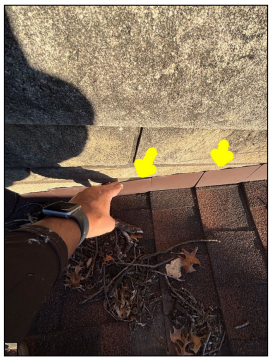
Rust and corrosion along the flue. Rust and corrosion can create holes along the flue, thus creating potential leak points.

Exterior

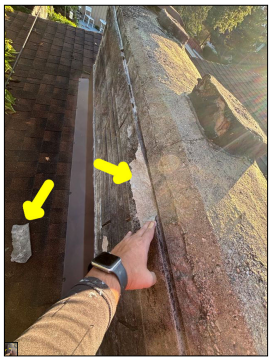
1. Chimney/Fireplace

Findings:
• Recommend chimney professional further evaluate and make necessary repairs
• 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.

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



The flashing is not properly cut into the chimney. The flashing should 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.

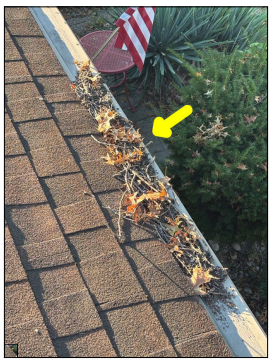


Deterioration and cracking along the chimney. Deterioration and cracks are potential leak points.

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.

2. Gutters

Marginal



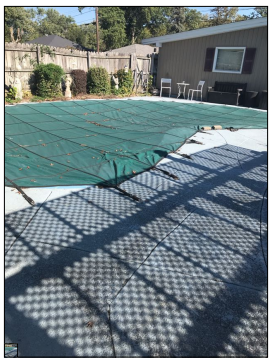
The gutter system is dirty and needs to be cleaned. A dirty gutter system can cause excessive water to accumulate around the house, thus potentially causing water intrusion into the house or potential foundation problems due to excessive hydrostatic pressure. Also, a dirty gutter system can cause excessive 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.

3. Siding

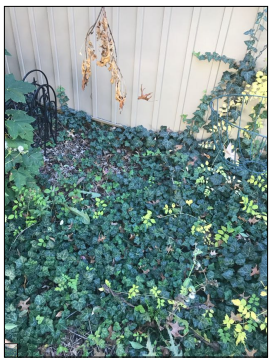
Marginal

Findings:
• Please note, due to the excessive vegetation around the house, exterior systems and components, such as siding and the slab foundation, had restricted visibility and accessibility and could not be thoroughly inspected.

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



The swimming pool was closed/covered on the day of the inspection. Please note, inspecting pools is beyond the scope of a general home inspection in the state of Indiana.



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.

4. Foundation/Slab

Acceptable

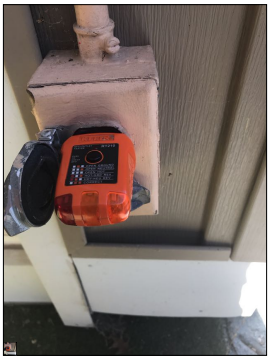
Findings:
• Limited visibility

5. Exterior Electrical

Marginal Safety Hazard

Findings:
• Non GFCI protected
• Recommend licensed electrician further evaluate and make necessary repairs.

Generator observed. Inspecting generators is beyond the scope of a general home inspection. Generators should have, at minimum, an annual inspection by a licensed electrician and should be operated bi-annually to ensure they are in good working condition. Recommend checking with the seller to see if they have any documents that show annual preventative maintenance has been performed on the generator.



Open ground receptacles.

6. 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

Findings:
- Operable

Acceptable

3. Safety Reverse

Acceptable

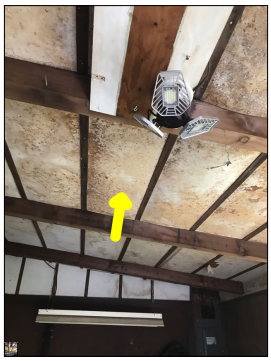
4. Floor/Slab

Findings:
- Cracks

Cracks and deterioration along the floor.

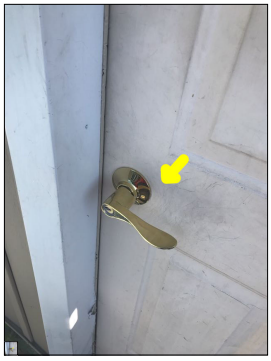
5. Walls/Ceiling

Findings:
- Discoloration
- Holes/gaps along the walls



Discoloration along the ceiling. Discoloration along the ceiling is considered abnormal and a defect. An active or intermittent water source can cause discoloration, mold growth and property damage.

6. Doors



The handle is loose.

7. Electrical

Findings:
- Non GFCI protected

Non GFCI protected receptacles.

8. Roof General

Visibility:
- All

Layers/Approximate Age:
- Appears to be 1 layer
- 10 - 15+ years

9. Roof

Wood rot damage along the sheathing. An active or intermittent water source can cause mold growth, wood rot, and property damage.

10. Siding

Findings:
- Limited visibility and accessibility due to excessive vegetation
- Cracks/gaps/holes
- Recommend general contractor further evaluate and make necessary repairs

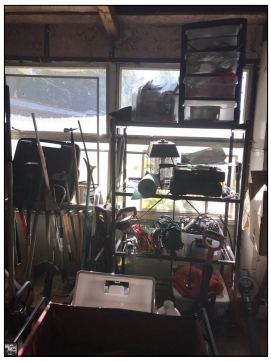
The siding is in proximity to the ground. Siding should have at least 6 to 8 inches of clearance above the ground. Maintaining proper clearances reduces access to wood structures behind the siding and helps preserve the house. The proper clearances help restrict access from wood destroying insects and/or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

Gaps along the siding.

Wood rot damage.

11. Windows

Marginal Aged



Aged windows.

12. Gutters

Poor

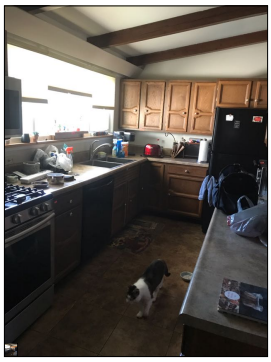
Findings:
• Needs to be cleaned
Observations:
• Partially detached gutter system and damage along the gutter system.

Damaged gutter system.

Damaged gutter system.

Kitchen

1. General



Kitchen.

2. Cabinets/Countertops

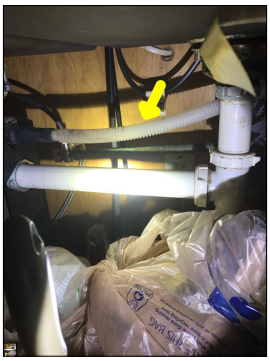
Acceptable

3. Sink/Faucet/Plumbing

Acceptable

Findings:
- Limited visibility underneath the sink

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 127 degrees Fahrenheit.



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.

4. Walls/Ceiling

Marginal

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

Cracks along the ceiling and nail pops.

Damage along the ceiling and signs of previous water damage.

5. Floor

Acceptable

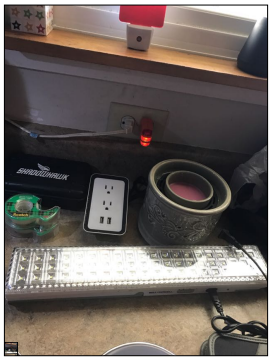
6. Windows

Acceptable

7. Electrical

Marginal Safety Hazard

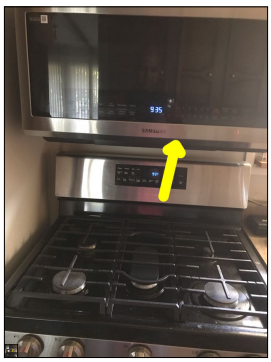
Findings:
• Non GFCI protected receptacles



Non GFCI protected receptacles.

8. Range

Marginal



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

9. Exhaust Fan

Findings:
- Operable

10. Dishwasher

Poor Aged

Moisture observed underneath the dishwasher and a mold like substance. An active or intermittent water source can cause mold growth and property damage.

11. Dishwasher Drain Line Looped

Findings:
- No
- Safety hazard

12. Refrigerator

Acceptable

13. Microwave

Acceptable

Laundry

1. General

Laundry.

2. Dryer Exhaust

Acceptable

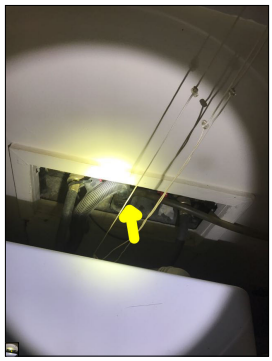
Findings:
• Recommend cleaning ductwork

3. Receptacles/Lights

Acceptable

4. Plumbing

Marginal Safety Hazard



Aged copper drain pipes. Copper pipes make good water supply lines, however, they are not as effective for drain pipes. This is because copper drain pipes are thin walled, which means they are not very robust. Also, some cleaning products and house hold products are acidic which causes copper pipes to corrode. Also, urine is acidic, which can also cause copper pipes to corrode. Due to the age of copper drain pipes, repairs should be anticipated and possible replacement of copper drain pipes should be anticipated.

There is no an apparent fuel shut off valve behind the dryer. This is considered abnormal, amateur craftsmanship and a potential safety hazard.

5. Dryer

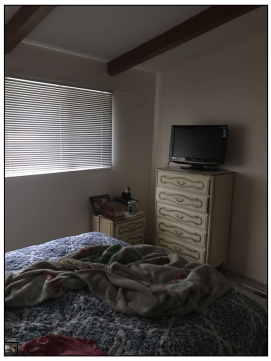
Findings:
- Operable
- Aged

6. Washing Machine

Findings:
- Operable

Bedroom 1

1. General



Bedroom.

2. Walls/Ceiling

Marginal

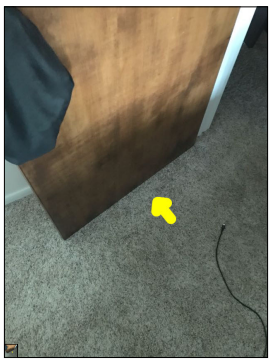
Discoloration along the wall and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.

3. Floor

Acceptable

4. Doors

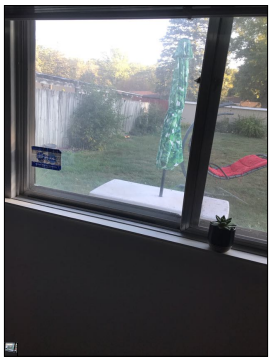
Marginal



The door drags the floor during operation.

5. Windows

Marginal Aged

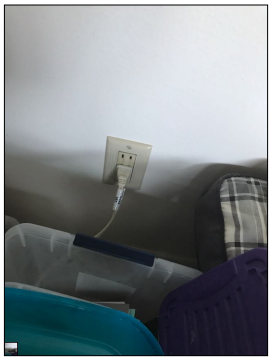


Aged windows.

6. Electrical

Marginal

Findings:
• Open ground/neutral



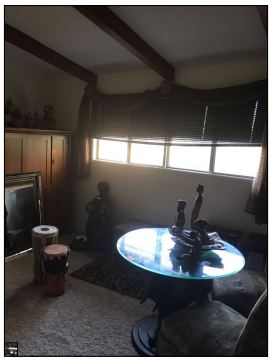
Two prong receptacles. Two prong receptacles are not grounded.

7. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Marginal

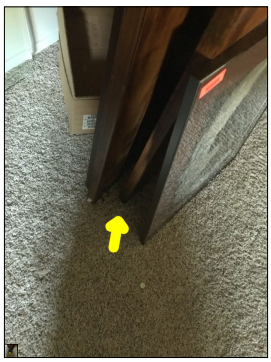
There is a contrast of texture/color along the ceiling. This is considered abnormal, amateur craftsmanship and an indication that previous repairs were made to the ceiling.

3. Floor

Acceptable

4. Doors

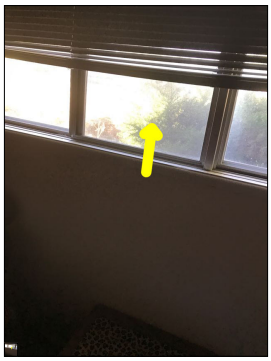
Marginal



The door drags the floor during operation.

5. Windows

Marginal Safety Hazard

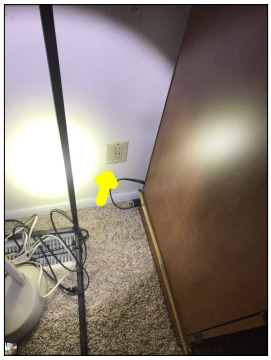


Aged windows.

6. Electrical

Marginal Safety Hazard

Findings:
• Open ground/neutral



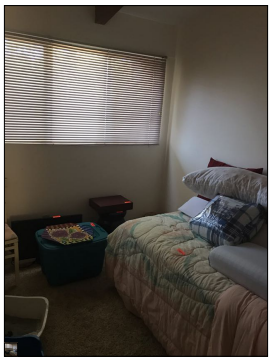
Two prong receptacles. Two prong receptacles are not grounded.

7. Heating Source

Heating source observed:
• Yes

Bedroom 3

1. General



Bedroom.

2. Walls/Ceiling

Marginal

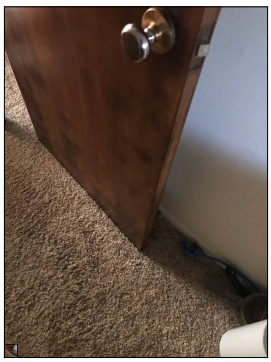
Split along the beam.

3. Floor

Acceptable

4. Doors

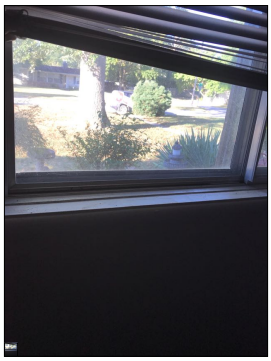
Marginal



The door drags the floor during operation.

5. Windows

Marginal Aged

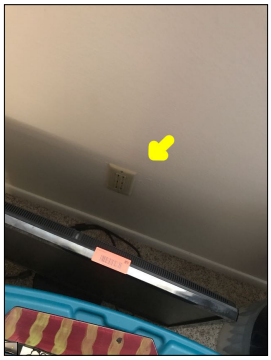


Aged windows.

6. Electrical

Marginal Safety Hazard

Findings:
• Open ground/neutral



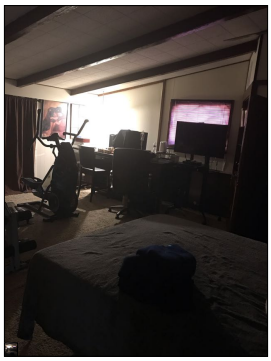
Two prong receptacles. Two prong receptacles are not grounded.

7. Heating Source

Heating source observed:
• Yes

Bedroom 4

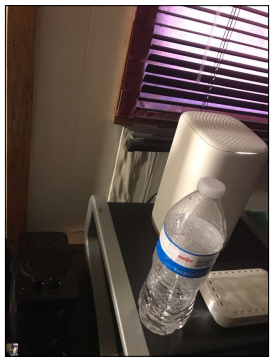
1. General



Bedroom.

2. Walls/Ceiling

Marginal

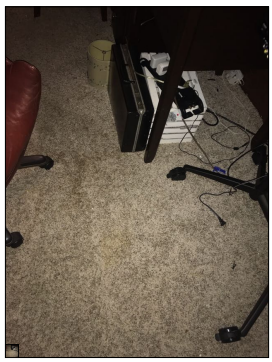


Bubbling along the wall underneath the window. This could potentially be a sign of previous water damage.

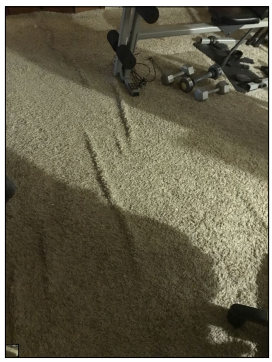
Discoloration along the ceiling and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.

3. Floor

Marginal



Uneven surfaces along the floor. Uneven surfaces are a potential trip hazard.



Loose carpet

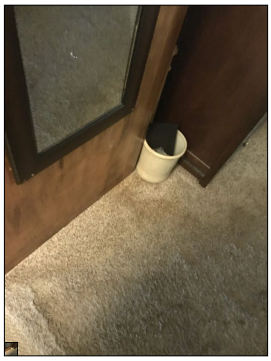
4. Ceiling Fan

Marginal

Findings:
- Shakes during operation

5. Doors

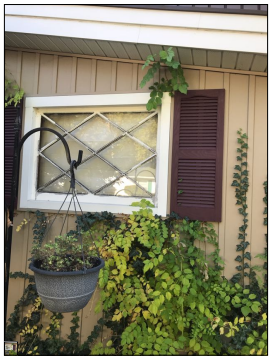
Marginal



The door drags the floor during operation.

6. Windows

Marginal Aged



Aged window.

7. Electrical

Marginal

Two prong receptacles. Two prong receptacles are not grounded.

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.

8. Heating Source

Heating source observed:
- Yes

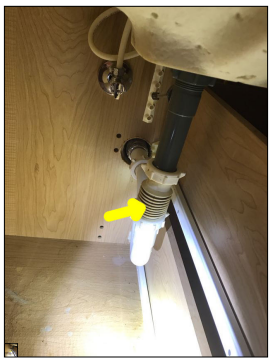
Bathroom 1

1. General

Bathroom.

2. Sinks/Plumbing

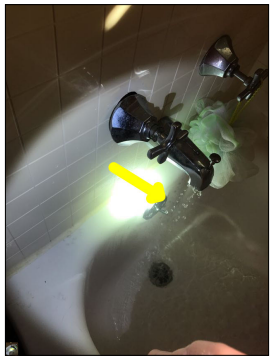
Findings:
• Limited visibility underneath the sink



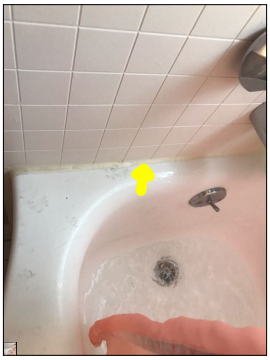
Flexible accordion drain pipe underneath the sink. Flexible accordion drain pipe is intended for temporary use. The problem with accordion drain pipe is the collection of grime, hair, dirt, debris and other small items that may fall into a drain. The design of the pipes allows for debris to easily collect 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.

3. Shower/Bathtub

Findings:
• Aged cast iron bathtub



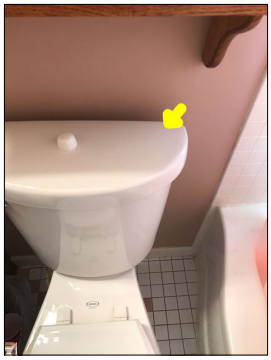
The bathtub faucet leaks while the showerhead is in operation. This is considered a defect. A properly functioning diverter will not allow any water through the bathtub faucet while the showerhead is in operation.



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

Marginal



The tank is loose. This is considered a defect. A properly installed tank should not have any movement.

5. Walls/Ceiling

Findings:
- Discoloration

Marginal

Discoloration along the ceiling.

6. Floor

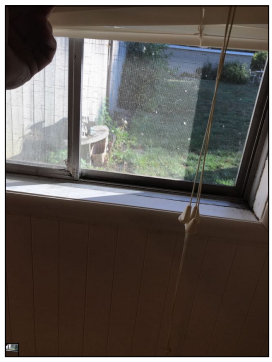
Acceptable

7. Doors

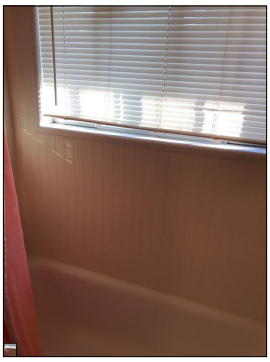
Acceptable

8. Windows

Marginal Aged



Aged window.

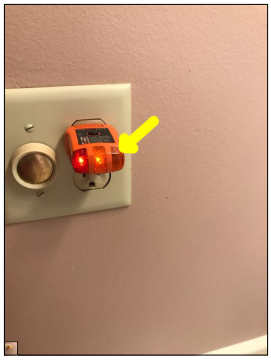


There is a window located in the bathtub/shower. This is not a recommended practice. Some window materials can absorb water, thus causing mold growth and property damage, such as wood rot. Also, the window can potentially allow water to get behind the wall cavity, thus potentially causing mold growth and property damage.

9. Electrical

Marginal Safety Hazard

Findings:
- Non GFCI protected receptacles



The receptacle has reverse polarity.

10. Exhaust Fan

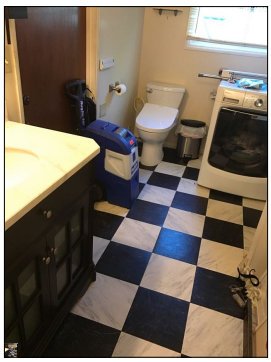
Findings:
- None
- Please note, the lack of a bathroom exhaust fan is not a recommended practice. The lack of an exhaust fan can allow humidity levels to rise in the bathroom during hot showers/baths. An active or intermittent water source can cause mold growth and property damage.

11. Heating Source

Heating source observed:
- No
- None visible

Bathroom 2

1. General



Bathroom.

2. Sinks/Plumbing

Acceptable

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

Poor

Findings:
• Inoperable

Inoperable toilet.

5. Walls/Ceiling

Marginal

Damage observed along the wall behind the washer.

6. Floor

Acceptable

7. Doors

Acceptable

8. Windows

Acceptable

9. Electrical

Marginal Safety Hazard

Findings:
• Non GFCI protected receptacles

Non GFCI protected receptacles.

10. Exhaust Fan

Findings:
• Operable

11. Heating Source

Heating source observed:
• Yes

Living Room

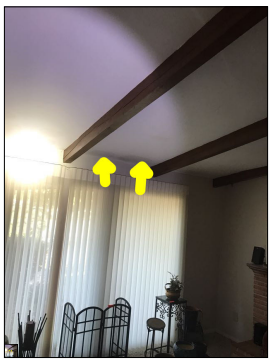
1. General

Living room.

2. Walls/Ceiling

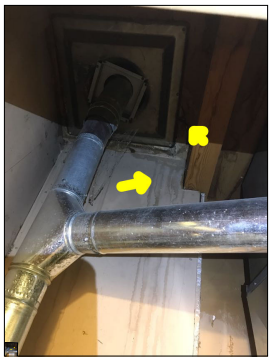
Marginal

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



There is a contrast of texture/color along the ceiling. This is considered abnormal, amateur craftsmanship and an indication that previous repairs were made to 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.



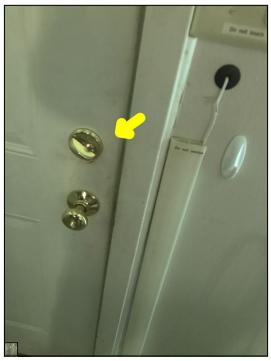
Discoloration along the ceiling/wall and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.

3. Floor

Acceptable

4. Doors

Marginal



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

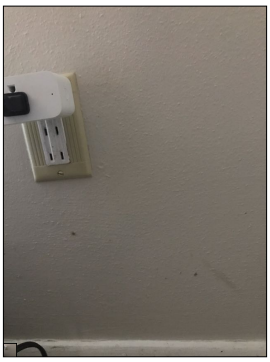
5. Windows

Acceptable

6. Electrical

Marginal

The receptacle is inoperable.



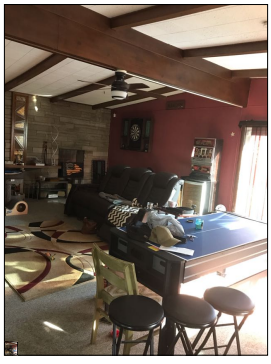
Two prong receptacles. Two prong receptacles are not grounded.

7. Heating Source

Heating source observed:
- Yes

Family Room

1. General



Family room.

2. Walls/Ceiling

Marginal

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

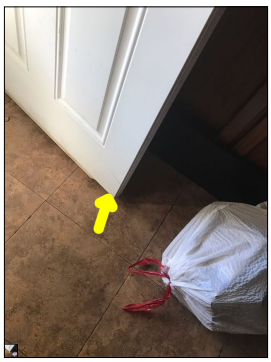
4. Ceiling Fan

Marginal Safety Hazard

Unconventional exposed wires routed to the ceiling fan. This is considered abnormal and amateur craftsmanship. Wires should be wrapped in conduit or be concealed behind building materials, such as drywall.

5. Doors

Marginal



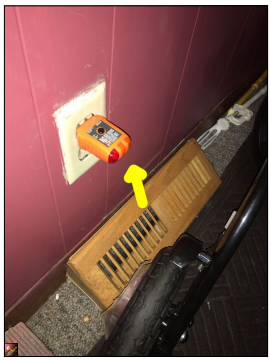
Torn weatherstrip along the door.

6. Windows

Acceptable

7. Electrical

Marginal Safety Hazard



Open ground receptacles.

8. Heating Source

Heating source observed:
• Yes

Attic/Structure/Framing/Insulation

1. Access

Accessibility:
• There is no apparent attic access point within the house or outside the house. Attic systems and components could not be inspected.

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:
• 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 2021

2. Refrigerant Type

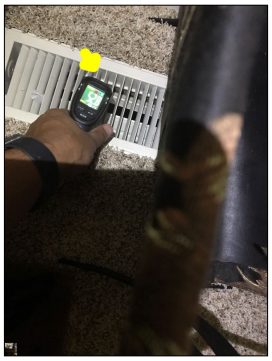
Findings:
• R410

3. Cooling System

Findings:

Acceptable

- The temperature drop for the air conditioning was approximately 15 degrees Fahrenheit.



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 52 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 67 degrees Fahrenheit.

Condenser.

Condenser data plate.

Cooling System 2

1. Cooling System Information

Findings:

- Brand/Rheem
- The approximate manufacture date is 2021

2. Refrigerant Type

Findings:

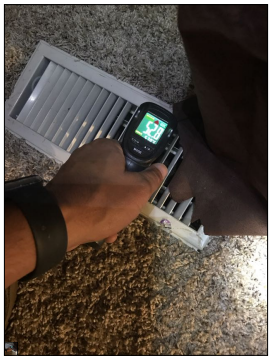
- R410

3. Cooling System

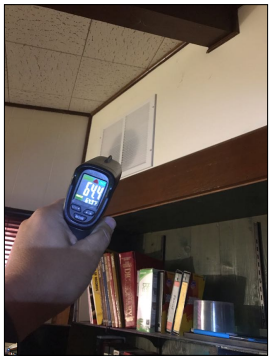
Findings:

Acceptable

- The temperature drop for the air conditioning was approximately 12 degrees Fahrenheit.



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 52 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 64 degrees Fahrenheit.

Condenser.

Condenser data plate.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Rheem
- The approximate manufacture date is 2021

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

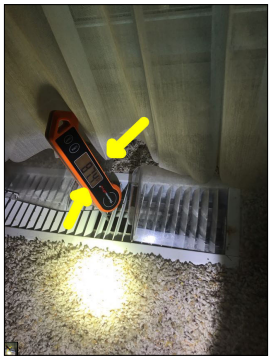
3. Heating System

Findings:
- Recommend licensed HVAC technician further evaluate and make necessary repairs

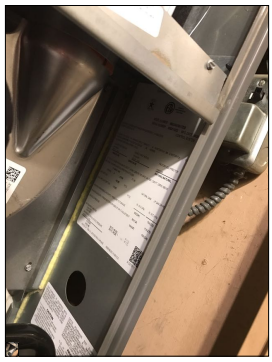
Observations:
- The approximate temperature of the supply air was 87 degrees Fahrenheit. This is considered unconventionally low and does not meet the industry standards. Forced air heat should have a supply temperature of approximately 115+ degrees. Several supply vents were checked against the furnace and all other supply vents had a similar supply temperature. Due to the abnormalities, recommend licensed HVAC technician further evaluate and make necessary repairs. Please note, the furnace was in operation for over 10 minutes before temperature readings were conducted.

Please note, the house has sub slab HVAC ductwork. Sub slab ductwork can potentially allow water intrusion from the ground. Ground water entering into the ductwork can cause air quality problems and can hinder the performance of the heating and cooling systems. Also, sub slab ductwork can potentially increase indoor radon levels, allow the intrusion of insects, allow the intrusion of wood destroying insects and the intrusion of mice and other rodents.

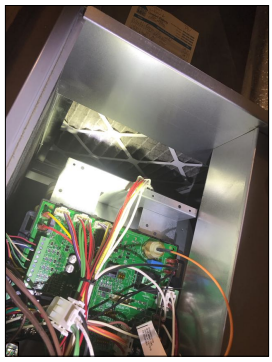
Furnace.



The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 87 degrees Fahrenheit. This is considered unconventionally low and does not meet the industry standards. Forced air heat should have a supply temperature of approximately 115+ degrees. Several supply vents were checked against the furnace and all other supply vents had a similar supply temperature as in the photo. Due to the abnormalities, recommend licensed HVAC technician further evaluate and make necessary repairs. Please note, the furnace was in operation for over 10 minutes before temperature readings were conducted.



Furnace data plate.



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

Heating System 2

1. Heating General Information

Brand/Approximate Age:
- Brand/Rheem
- The approximate manufacture date is 2021

Heat Exchanger:
- Sealed
- Not visible

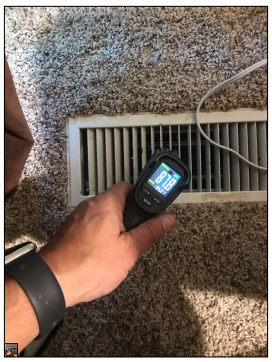
2. Energy Source

Type:
• Gas

3. Heating System

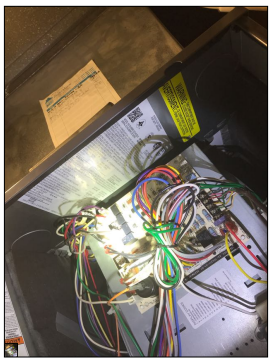
Marginal

Findings:
• Recommend licensed HVAC technician further evaluate and make necessary repairs
Observations:
• The approximate temperature of the supply air was 87 degrees Fahrenheit. This is considered unconventionally low and does not meet the industry standards. Forced air heat should have a supply temperature of approximately 115+ degrees. Several supply vents were checked against the furnace and all other supply vents had a similar supply temperature. Due to the abnormalities, recommend licensed HVAC technician further evaluate and make necessary repairs. Please note, the furnace was in operation for over 10 minutes before temperature readings were conducted.

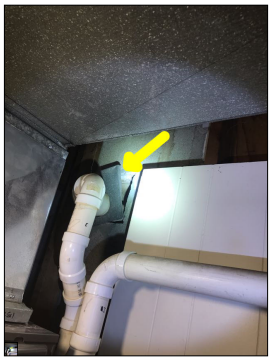


The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 87 degrees Fahrenheit. This is considered unconventionally low and does not meet the industry standards. Forced air heat should have a supply temperature of approximately 115+ degrees. Several supply vents were checked against the furnace and all other supply vents had a similar supply temperature as in the photo. Due to the abnormalities, recommend licensed HVAC technician further evaluate and make necessary repairs. Please note, the furnace was in operation for over 10 minutes before temperature readings were conducted.

Furnace.



Furnace data plate.

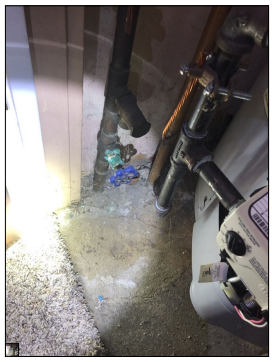


Unconventional block displaced. This appears to be part of the chimney.

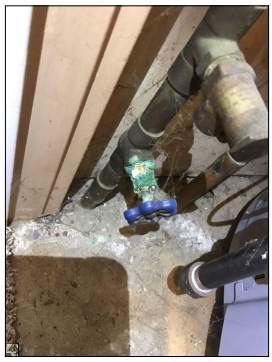
Plumbing

1. Main Water Shut-Off Valve

Poor Aged



Apparent main water shut-off valve.



Corrosion along the apparent main water shut off valve.

2. Main Fuel Shut-Off Valve

Location:
- Exterior

Main fuel shut off valve.

3. Visible Water Distribution Plumbing

Materials:
- Copper

4. Visible Drain/Vent Plumbing

Materials:
- PVC
- Copper

5. Condition Of Water Supply/Drain/Vents Plumbing

Marginal Aged

Findings:
- Limited visibility
- Rust/Corrosion
- Hot water present
- Accordion drain pipes
- Aged pipes
- Please review entire report

6. Visible Fuel Lines

Materials:
- Black iron
- CSST

7. Condition Of Fuel Lines

Acceptable

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 2017

Type:
- Gas

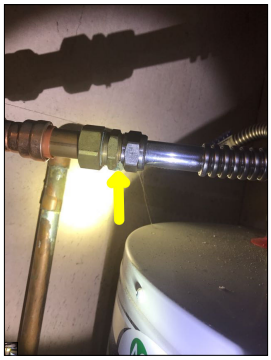
2. Water Heater

Marginal Safety Hazard

Water heater.

Water heater data plate.

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.



Corrosion along the water supply lines.

Electrical

1. General Information

Location of panels:
- Exterior

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

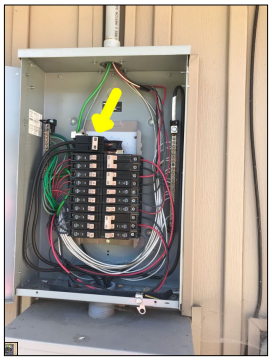
2. Branch Wire

Type:
- Copper

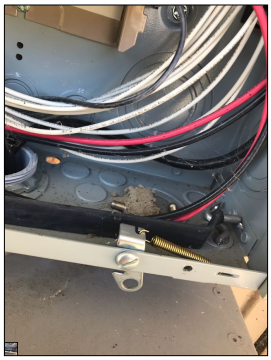
3. Electrical

Findings:

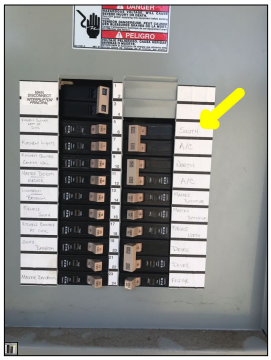
Marginal Safety Hazard
- Oversized circuit breakers/improper wire gauge
- Circuit breaker panels less than 200 amps might not be able to meet modern day electrical demands.



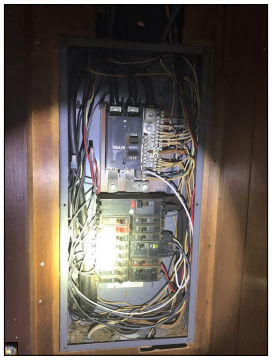
Main circuit breaker.



Apparent wasp nest within the electrical panel. Wildlife activity can cause property damage.

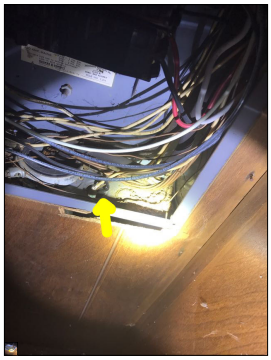


The air conditioning (A/C) circuit breaker is oversized according to the data plate on the condenser. This is a potential safety hazard. According to the data plates for both AC units, the breakers should not exceed 25 amps. The current breaker for one of the units is 30 amps.

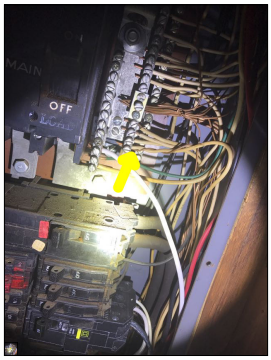


General photo of the panel in the detached garage.

Cloth sheathing wiring observed. Cloth sheathing wiring is considered aged wiring. The cloth sheathing can become brittle due to age, thus causing wires to be exposed, which can cause spark, arcing and or fire. Also, cloth sheathing can potentially have asbestos in it. Asbestos is a potential safety hazard.



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



Double tapped 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.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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
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.