FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

8311 Sagimore Ct. Fort Wayne, IN 46835
Inspection Prepared For: Seller

Date of Inspection: 5/17/2026
Age of House: 50 Years
Weather: Clear

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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.

Bedroom 1		
Page 19 Item: 5	Windows	• Inoperable window.
Bathroom 1		
Page 25 Item: 3	Toilet	• The floor adjacent to the toilet has water damage. This could potentially be an indication that the toilet is leaking along the wax ring. Recommend licensed plumbing further evaluate and make necessary repairs.
Family Room		
Page 37 Item: 3	Floor	• Deterioration and delamination of wood flooring materials were observed at the slab perimeter adjacent to the wall. Conditions are consistent with chronic moisture intrusion and/or vapor migration at or below the slab surface. Concealed damage may exist. Recommend further evaluation and repair by a qualified general contractor and correction of contributing moisture conditions. These conditions are conducive to wood-destroying insects and may be present due to moisture-related deterioration and environment. No definitive evidence of active wood-destroying insect activity was observed at the time of inspection.
Attic/Structure/Framing/Insulation		
Page 41 Item: 6	Sheathing/Framing	• Mold like substance along the sheathing/framing. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.
Heating System		
Page 45 Item: 3	Heating System	• The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.
Electrical		
Page 48 Item: 3	Electrical	• The air conditioning (A/C) circuit breaker is oversized according to the data plate on the condenser. This is a potential safety hazard. • Oversized circuit breaker. An oversized circuit breaker is a potential safety hazard. An oversized circuit breaker will potentially fail to trip when the circuit experiences an overload or overheating, thus creating arcing, spark and/or fire.

Grounds

1. Driveway

Marginal

Pitting along the driveway.

2. Service Walks/Steps

Marginal

Uneven surfaces along the service walks.

3. Porch

Marginal

Findings:
- Cracks/deterioration

Cracks and deterioration along the porch.

4. Patio/Deck

Acceptable

5. Hose Bibs

Marginal

Findings:
- No anti-siphon/frost free valve

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.

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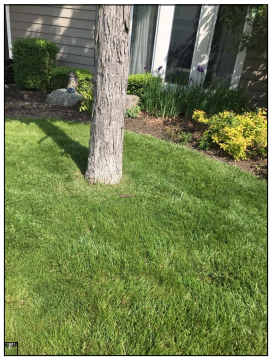
6. Landscaping

Marginal

Findings:
- Trim back trees/shrubberies
- Mulch/ground in close proximity with siding
- Remove wood/leaves/debris from around house

Trees in the front yard observed. Tree roots can cause property damage to plumbing lines that are routed underground. In most cases, homeowners are responsible for repairs along underground plumbing lines that are from the house to the main city sewer lines.



Tree adjacent to the house. Tree roots can cause foundation problems and can create structural damage to the foundation. Also, trees that are next to the house can potentially fall on the house, potentially causing bodily harm and damage to the 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

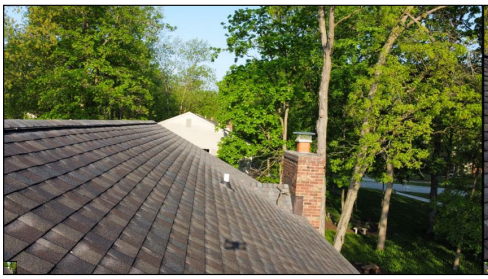
Findings:
- Asphalt

4. Approximate Age of Roof

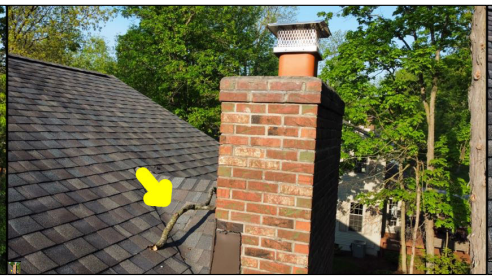
Findings:
- 1 - 5+ years

5. Condition

Marginal

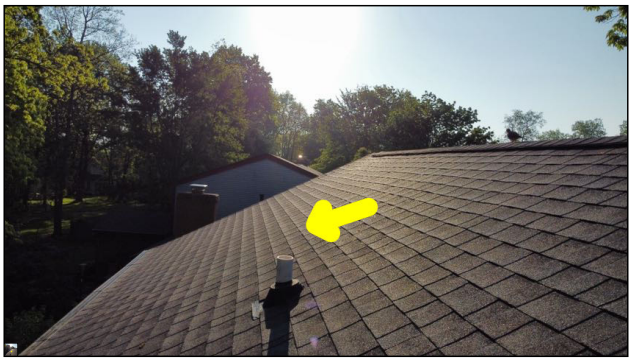


General photo of the roof.



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.

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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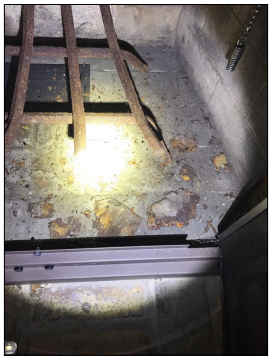
Exterior

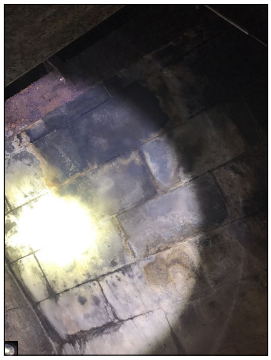
1. Chimney/Fireplace

Marginal

Findings:
• Before using the fireplace, it is recommended that a licensed chimney/fireplace professional further evaluate to ensure the fireplace is in good working condition and is safe for usage.



The fireplace is dirty and needs cleaning/serviced.



The firebox walls within the fireplace exhibited heavy soot staining, discoloration, and visible deterioration at mortar joints and masonry surfaces. These conditions may indicate prolonged use, moisture intrusion, and/or excessive heat-related wear. Deteriorated mortar joints and damaged masonry can allow heat and combustion gases to penetrate concealed areas, creating a potential fire and safety hazard. Recommend further evaluation and any needed repairs by a qualified chimney/fireplace contractor prior to continued use.

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

Gaps along the flashing. Gaps are potential leak points.

Unconventional application of roof sealant along the base of the chimney. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

2. Gutters

Marginal

Dents/damage along the gutter system.

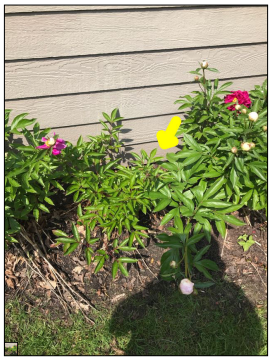
Missing gutter spike.

3. Siding

Marginal

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

Mud dauber nest observed. Wildlife/mud daubers can cause property damage and potentially sting those dwelling around the house.



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.

Wood rot damage.

Wood rot damage observed.

Unconventional application of caulk along the exterior siding. This application is considered amateur craftsmanship and does not meet the industry standard.

Gaps 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.

4. Foundation/Slab

Marginal

Findings:
- Limited visibility
- Cracks

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

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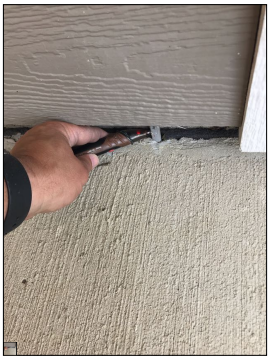
Exposed foam spray along the exterior of the house. This is considered amateur craftsmanship. Foam spray is not rated for exterior use. Amateur craftsmanship is prone to failure and leakage.

5. Exterior Electrical

Marginal Safety Hazard

Findings:
- Non GFCI protected



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

Non GFCI protected receptacles.

6. Wood Destroying Insect Damage/Treatment

Findings:
- Limited visibility
- Cabinetry/shelving
- Furniture/stored items
- Exterior siding
- Dense vegetation
- Wood pile
- Moisture/dampness damage observed in the family room
- Please review entire report

Garage

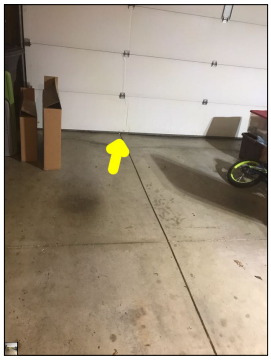
1. Overhead Door(s)

Marginal

Dents/damage along the overhead garage door.

Dents/damage along the overhead garage door.

Flaking/peeling along the overhead garage door.



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

2. Automatic Opener

Marginal Aged

3. Safety Reverse

Poor Safety Hazard

Findings:
- Not present

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

4. Floor/Slab

Marginal

Findings:
- Cracks
- Deterioration

Cracks and deterioration along the floor.

Cracks and deterioration along the floor.

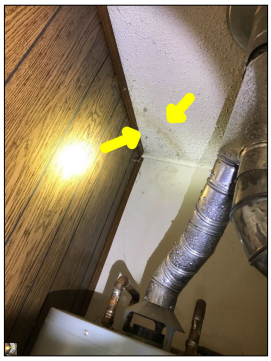
5. Walls/Ceiling

Marginal

Findings:
- Discoloration

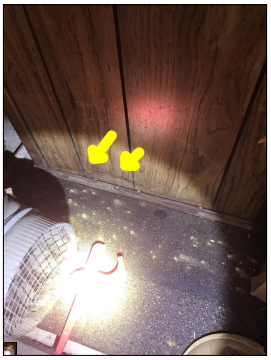
Discoloration along the ceiling and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.

Flaking and peeling along the ceiling.



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

Cracks along the ceiling and walls.



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

6. Doors

Poor Aged

Findings:
- Wood rot

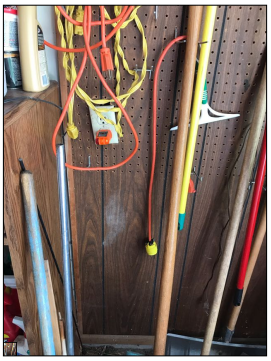
Wood rot damage along the service door.

Wood rot damage along the service door.

7. Electrical

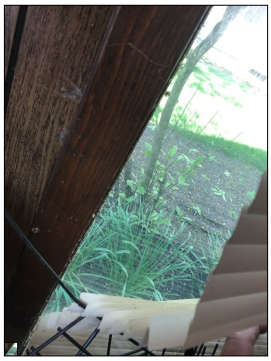
Findings:
- Non GFCI protected

Non GFCI protected receptacles.



Loose receptacle.

8. Windows



Aged window.

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Acceptable

3. Sink/Faucet/Plumbing

Marginal

Findings:
- Limited visibility underneath the sink

The garbage disposal is inoperable.

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 83 degrees Fahrenheit. This is considered low for hot water temperature and does not meet the industry standard. Please note, the water heater was set to LOW during the inspection. See photo 1A. It is beyond the scope of a general home inspection to adjust water temperature settings.

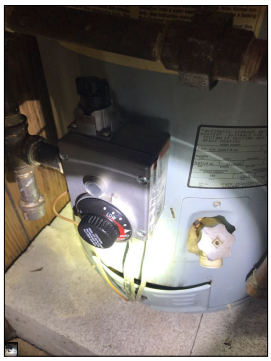


Photo 1A. The water heater was set to LOW during the inspection.

4. Walls/Ceiling

Acceptable

5. Floor

Acceptable

6. Doors

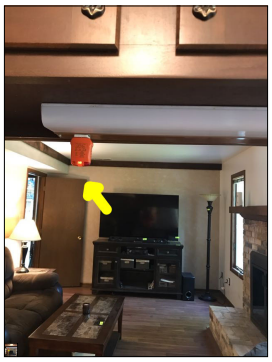
Marginal

Findings:
- Aged rear entry door

7. Electrical

Marginal Safety Hazard

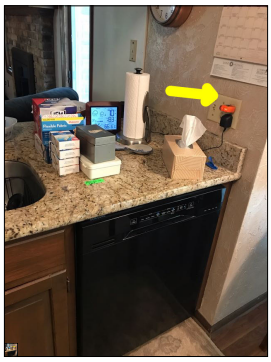
Findings:
- Non GFCI protected receptacles



Open ground receptacle.

Non GFCI protected receptacle.

The light is inoperable.



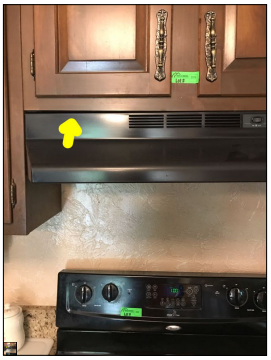
Non GFCI protected receptacles.

8. Range

Marginal

Findings:
- Inoperable burner

I was unable to get this knob to turn on the burner. The knob is stuck. Excessive force against the knob could potentially cause property damage.



The range hood is sagging.

9. Exhaust Fan

Findings:
- Operable

10. Dishwasher

Acceptable

11. Dishwasher Drain Line Looped

Findings:
- Yes

12. Refrigerator

Acceptable

Laundry

1. General

Laundry.

2. Dryer Exhaust

Acceptable

Findings:
- Recommend cleaning ductwork

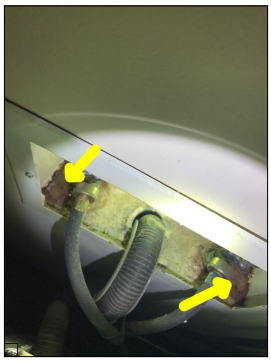
3. Receptacles/Lights

Acceptable

4. Plumbing

Marginal

Findings:
- Rust/corrosion



Rust/corrosion along the washer hook up lines.

5. Dryer

Findings:
- Operable

6. Washing Machine

Findings:
- Operable

7. Walls/Ceiling

Acceptable

8. Floor

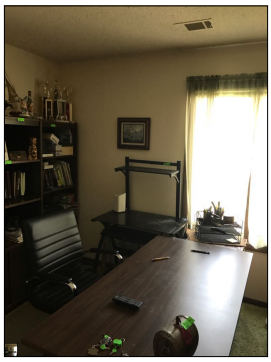
Acceptable

9. Heating Source

Heating source observed:
- No
- None visible

Bedroom 1

1. General



Bedroom.

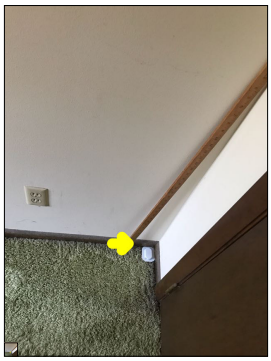
2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

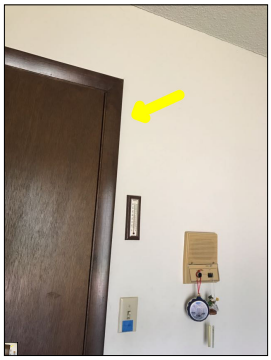
Findings:
- Squeaks



Pest control observed. Wildlife activity can cause property damage.

4. Doors

Marginal



The door rubs the frame during operation.

5. Windows

Poor Aged

Observations:
- Inoperable window.

Aged windows.

Inoperable window.

6. Electrical

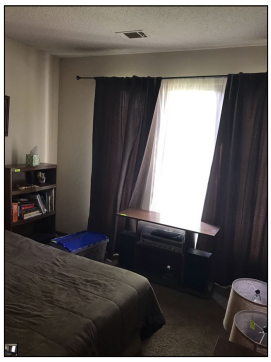
Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Marginal

Findings:
- Cracks

Cracks along the walls.

3. Floor

Acceptable

Findings:
- Squeaks

Pest control observed. Wildlife activity can cause property damage.

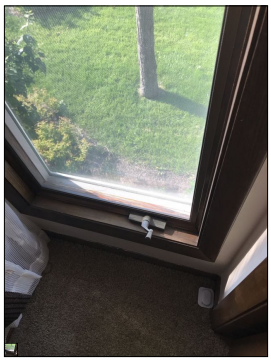
4. Doors

Marginal

The door rubs the frame during operation.

5. Windows

Marginal Aged



Aged windows.

6. Electrical

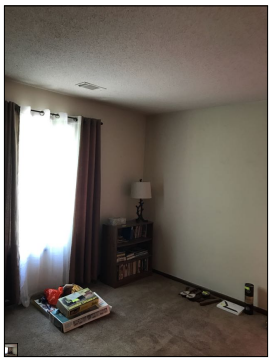
Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 3

1. General



Bedroom.

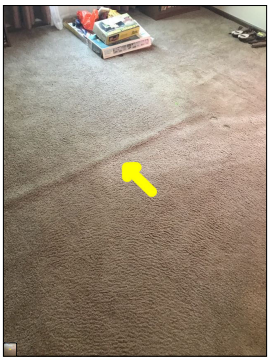
2. Walls/Ceiling

Acceptable

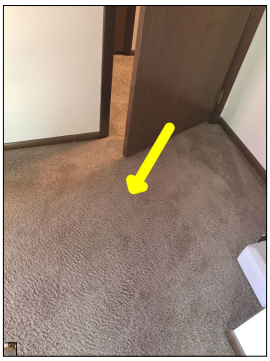
3. Floor

Marginal

Findings:
- Squeaks



Loose carpet



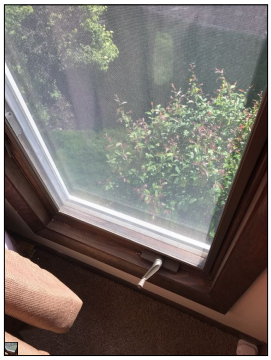
The floor slopes. This is considered abnormal and a defect.

4. Doors

Acceptable

5. Windows

Marginal Aged



Aged windows.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 4

1. General

Bedroom.

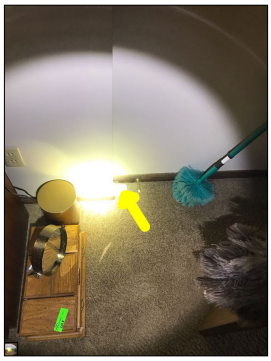
2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

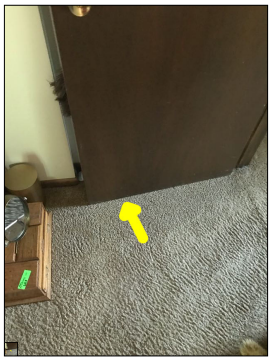
Findings:
- Squeaks



Pest control observed. Wildlife activity can cause property damage.

4. Doors

Marginal

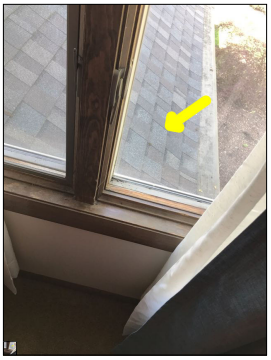


The door drags the floor during operation.

5. Windows

Marginal Aged

Aged windows.



Missing window screen.

6. Electrical

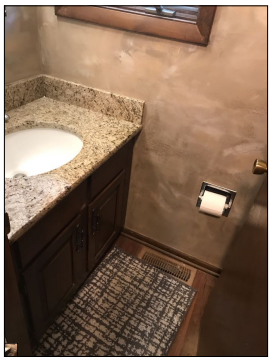
Acceptable

7. Heating Source

Heating source observed:
- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

Acceptable

Findings:
- Limited visibility underneath the sink

3. Toilet

Poor

Observations:
- The floor adjacent to the toilet has water damage. This could potentially be an indication that the toilet is leaking along the wax ring. Recommend licensed plumbing further evaluate and make necessary repairs.

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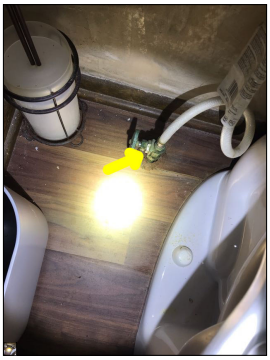


Rust and corrosion along the toilet water supply line.

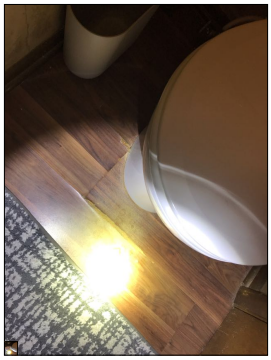
4. Walls/Ceiling

Marginal

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

5. Floor

Poor



Water damage along the floor. This could potentially be an indication that the toilet is leaking along the wax ring. Recommend licensed plumbing and/or general contractor further evaluate and make necessary repairs.

6. Doors

Marginal

The door rubs the frame during operation.

7. Windows

Marginal Aged

Aged window.

8. Electrical

Marginal

Findings:
- Non GFCI protected receptacles

Non GFCI protected receptacles.

9. Exhaust Fan

Findings:
- Operable

10. Heating Source

Heating source observed:
- Yes

Bathroom 2

1. General

Bathroom.

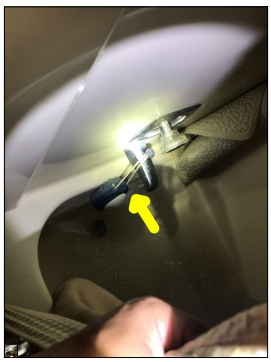
2. Sinks/Plumbing

Acceptable

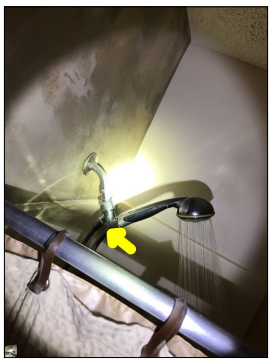
3. Shower/Bathtub

Marginal

Chips along the bathtub. Chips are considered defects and are potential leak points.



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 showerhead leaks during operation.

4. Toilet

Marginal

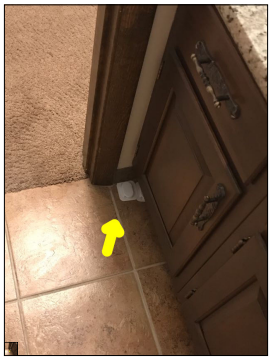
The tank is loose. This is considered a defect. A properly installed tank should not have any movement.

5. Walls/Ceiling

Acceptable

6. Floor

Acceptable



Pest control observed. Wildlife activity can cause property damage.

7. Doors

Acceptable

8. Electrical

Marginal Safety Hazard

Findings:
- Non GFCI protected receptacles

Non GFCI protected receptacles.

9. Exhaust Fan

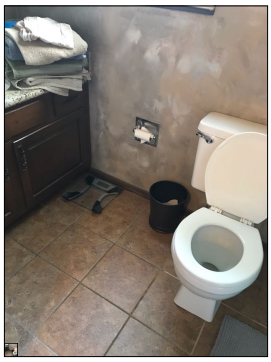
Findings:
- Operable

10. Heating Source

Heating source observed:
- Yes

Bathroom 3

1. General



Bathroom.

2. Sinks/Plumbing

Marginal

Findings:
- Limited visibility underneath the sink

Inoperable drain stopper.

3. Shower/Bathtub

Marginal

Flaking and peeling along the shower. This is considered a defect.

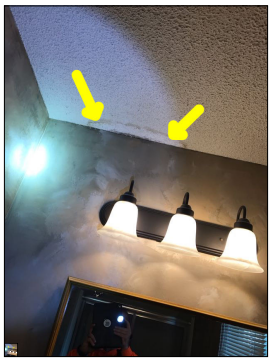
4. Toilet

Marginal

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

5. 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.

6. Floor

Acceptable

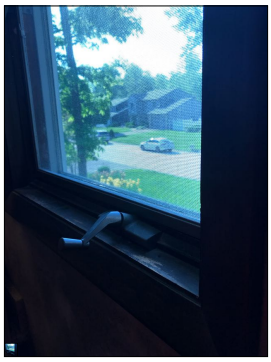
7. Doors

Marginal

The door rubs the frame during operation.

8. Windows

Marginal Aged



Aged window.

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

Findings:
- Cracks

Cracks along the walls.

3. Floor

Acceptable

4. Windows

Marginal Aged

Aged windows.

5. Electrical

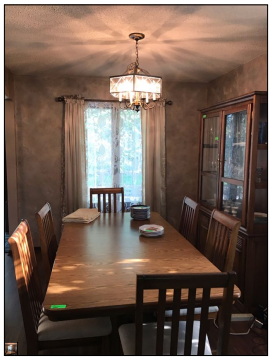
Acceptable

6. Heating Source

Heating source observed:
- Yes

Dining Room

1. General



Dining room.

2. Walls/Ceiling

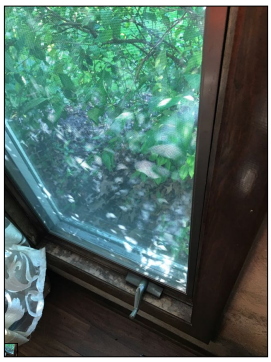
Acceptable

3. Floor

Acceptable

4. Windows

Marginal Aged

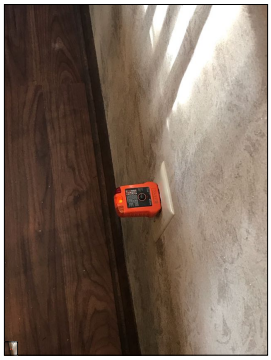


Aged windows.

5. Electrical

Marginal Safety Hazard

Findings:
- Open ground/neutral



Open ground receptacles.

6. Heating Source

Heating source observed:
- Yes

Family Room

1. General

Family room.

2. Walls/Ceiling

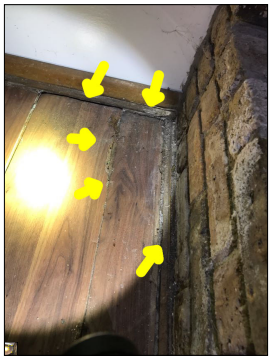
Acceptable

3. Floor

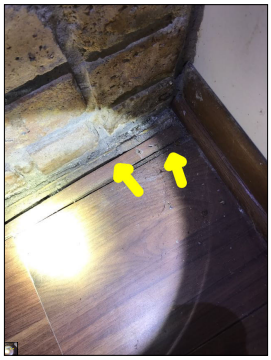
Poor

Observations:

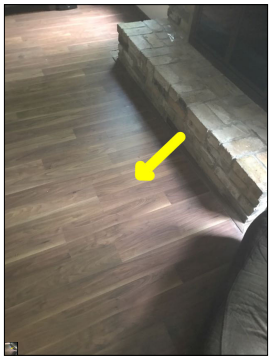
• Deterioration and delamination of wood flooring materials were observed at the slab perimeter adjacent to the wall. Conditions are consistent with chronic moisture intrusion and/or vapor migration at or below the slab surface. Concealed damage may exist. Recommend further evaluation and repair by a qualified general contractor and correction of contributing moisture conditions. These conditions are conducive to wood-destroying insects and may be present due to moisture-related deterioration and environment. No definitive evidence of active wood-destroying insect activity was observed at the time of inspection.



Deterioration and delamination of wood flooring materials were observed at the slab perimeter adjacent to the wall. Conditions are consistent with chronic moisture intrusion and/or vapor migration at or below the slab surface. Concealed damage may exist. Recommend further evaluation and repair by a qualified general contractor and correction of contributing moisture conditions. These conditions are conducive to wood-destroying insects and may be present due to moisture-related deterioration and environment. No definitive evidence of active wood-destroying insect activity was observed at the time of inspection.



Deterioration and delamination of wood flooring materials were observed at the slab perimeter adjacent to the wall. Conditions are consistent with chronic moisture intrusion and/or vapor migration at or below the slab surface. Concealed damage may exist. Recommend further evaluation and repair by a qualified general contractor and correction of contributing moisture conditions. These conditions are conducive to wood-destroying insects and may be present due to moisture-related deterioration and environment. No definitive evidence of active wood-destroying insect activity was observed at the time of inspection. This is adjacent to the fireplace.



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

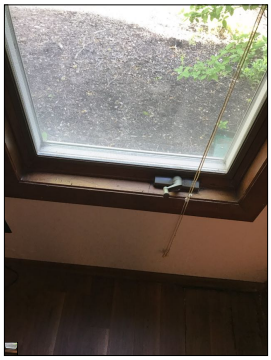
4. Doors

Marginal

The door rubs the frame during operation.

5. Windows

Marginal Aged



Aged windows.

6. Electrical

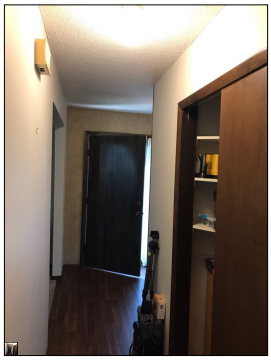
Acceptable

7. Heating Source

Heating source observed:
- Yes

Foyer

1. General



Foyer.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Marginal

Findings:
- Aged entry door

5. Electrical

Acceptable

6. Heating Source

Heating source observed:
- Yes

Attic/Structure/Framing/Insulation

1. Access

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

2. Insulation Type

Findings:
- The approximate depth of the insulation is 6+ inches
- Cellulose
- Loose

3. Insulation

Marginal

Findings:
- Signs of rodent droppings
- Debris within the insulation
- Recommend exterminator further evaluate and make necessary treatments

4. Ventilation

Poor

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

5. Exhaust Fans/Exhaust Ductwork

Poor

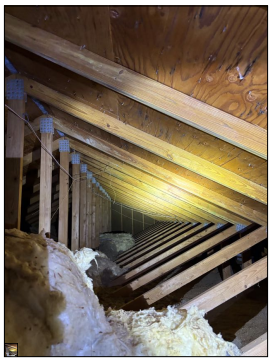
Findings:
- No exterior bathroom exhaust vents observed
- Exhaust fans not vented to the exterior can cause mold growth and property damage.

6. Sheathing/Framing

Marginal

Findings:
- Limited visibility
- Mold like substance
- Discoloration

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

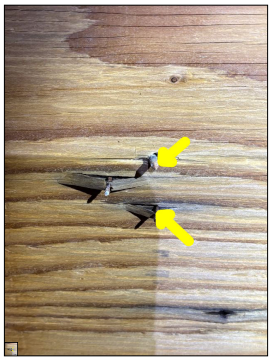


General photo of the attic.

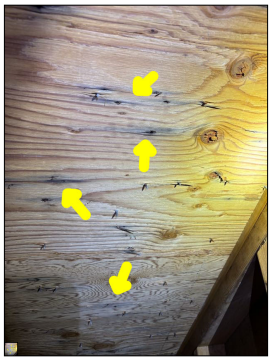
Building materials in contact with the flue. This is a potential safety/fire hazard.

Discoloration and staining along the flue. This is considered abnormal and a defect. This could be that the flue does not draft properly and condensates. It could also be that the flashing around the flue leaks. An active or intermittent water source can cause discoloration, mold growth and property damage.

Building materials in contact with the flue. This is a potential safety/fire hazard.



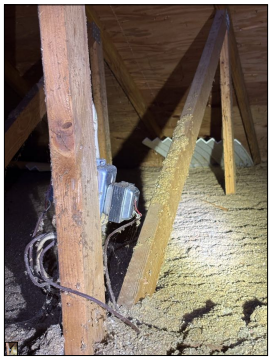
Rust/corrosion along the roofing nails. This is an indication that the attic has an active or intermittent water source. An active or intermittent water source can cause mold growth and property damage, such as wood rot.



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

7. Electrical

Marginal



The transformer is noisy and makes a buzzing sound. This is considered a defect.

Interior

1. Smoke/Carbon Monoxide Detectors

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

2. Additional Information

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

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

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

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

3. Additional Services

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

4. Stairs

Marginal Safety Hazard

The handrail is loose.

Crack along the ceiling at the top of the stairs.

5. 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/Payne
- The approximate manufacture date is 2000

2. Refrigerant Type

Findings:

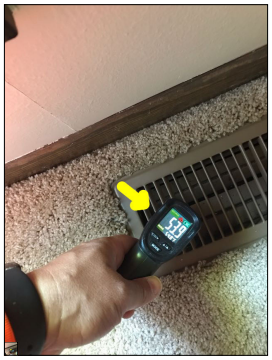
- R22
- The air conditioner uses R22 refrigerant. R22 refrigerant is phased out by the EPA. Please visit epa.gov for additional information about R22 refrigerant and how it effects homeowners.

3. Cooling System

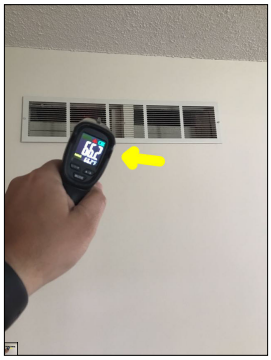
Marginal Aged

Findings:

- The temperature drop for the air conditioning was approximately 13 degrees Fahrenheit.
- No current service record
- Service recommended



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 53 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.

Condenser data plate.

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 insulation to the suction line is torn/missing. The insulation on the suction line is important so the refrigerant in the line does not absorb additional heat. The hotter the refrigerant, the harder the condenser has to work, thus shortening the life of the condenser.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Bryant
- The approximate manufacture date is 1997

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

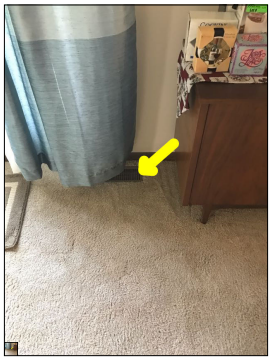
Type:
- Gas

3. Heating System

Poor Aged

Findings:
- Short cycles
- No current service record
- Service recommended
- Recommend licensed HVAC technician further evaluate and make necessary repairs
- Furnace needs cleaning
- Ductwork needs cleaning

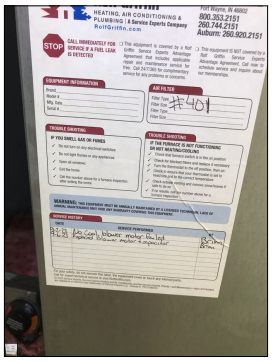
Observations:
- The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.



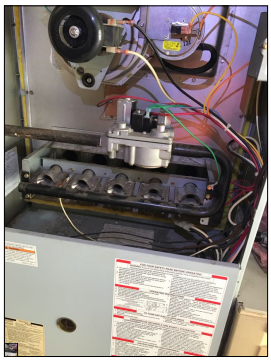
Please note, the house has sub slab HVAC ductwork. Sub slab ductwork can potentially allow water intrusion from the ground. Ground water entering into the ductwork can cause air quality problems and can hinder the performance of the heating and cooling systems. Also, sub slab ductwork can potentially 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 flue is unconventionally up against the refrigerant lines. This is considered abnormal and does not meet the industry standard.



No current annual service maintenance record observed. It is recommended that appliances have annual maintenance to prolong the life of the appliance, ensure the appliance is operating at optimal performance, keep warranties valid and help avoid unexpected/costly repairs.



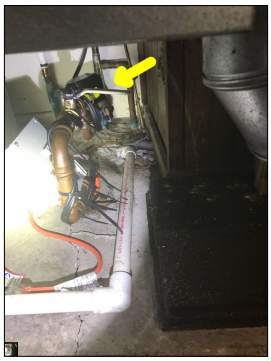
The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.

Furnace data plate.

Plumbing

1. Main Water Shut-Off Valve

Location:
- Garage



Main water shut off valve.

2. Main Fuel Shut-Off Valve

Location:
- Exterior

Main fuel shut off valve.

3. Visible Water Distribution Plumbing

Materials:
- Copper
- PEX

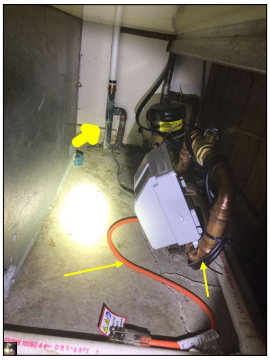
4. Visible Drain/Vent Plumbing

Materials:
- PVC

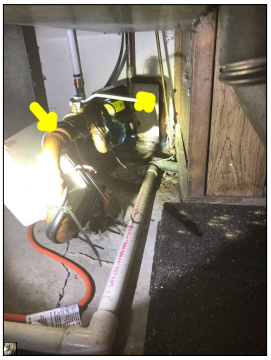
5. Condition Of Water Supply/Drain/Vents Plumbing

Marginal

Findings:
- Limited visibility
- Rust/Corrosion



Rust and corrosion along the water supply lines. Also, there is heat tape along the water lines. The heat tape is most likely needed during winter months to keep the pipes from freezing and bursting, thus creating property damage.



Condensation observed along the water lines. An active or intermittent water source can cause mold growth and property damage.

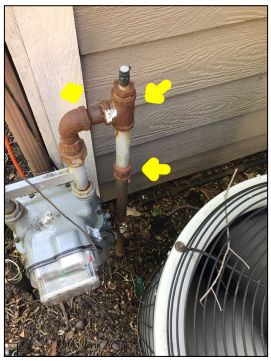
6. Visible Fuel Lines

Materials:
- Black iron

7. Condition Of Fuel Lines

Marginal Safety Hazard

Findings:
- Rust/corrosion



Rust and corrosion along the fuel lines. Rust and corrosion can create holes along the fuel lines, thus creating a fuel leak.

8. Water Quality Test

Water quality test:
- No

Water Heater

1. Water Heater General Information

Brand/Approximate Age:
- Brand/State
- The approximate manufacture date is 1998

Type:
- Gas

2. Water Heater

Water heater.

Water heater data plate.

The temperature and pressure relief valve extension has bends along it and is not straight. Temperature and pressure relief valves should be straight and within 6 inches of the floor The lack of a proper extension is a potential safety hazard.

Electrical

1. General Information

Location of panels:
- Garage

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

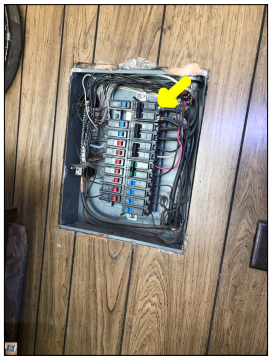
2. Branch Wire

Type:
- Copper

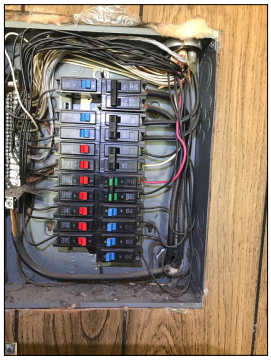
3. Electrical

Findings:
- Circuit breaker panels less than 200 amps might not be able to meet modern day electrical demands.

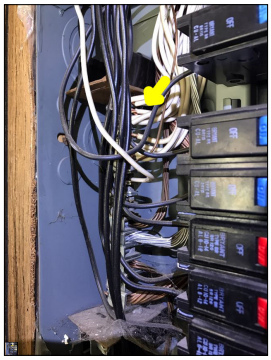
Observations:
- The air conditioning (A/C) circuit breaker is oversized according to the data plate on the condenser. This is a potential safety hazard.
- Oversized circuit breaker. An oversized circuit breaker is a potential safety hazard. An oversized circuit breaker will potentially fail to trip when the circuit experiences an overload or overheating, thus creating arcing, spark and/or fire.



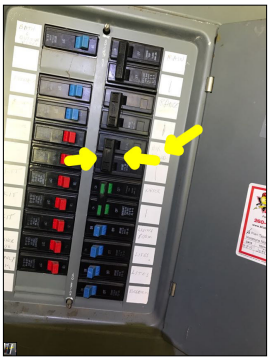
Main circuit breaker.



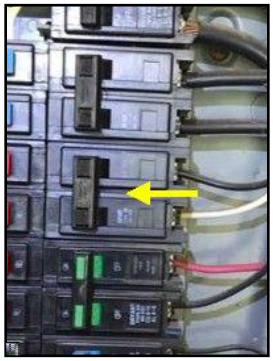
The circuit breaker panel is an aged Bryant circuit breaker panel. Aged circuit breaker panels can become a potential safety hazard due to being old. It is recommended that aged circuit breaker panels be replaced and upgraded to a meet current day standards. The manufacturer Bryant no longer exist. Finding replacement circuit breakers and other replacement parts to the panel might be difficult.



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.



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 plate on the condenser, the circuit breaker cannot exceed 30 amps. The current size circuit breaker is 40 amps.



Oversized circuit breaker. An oversized circuit breaker is a potential safety hazard. An oversized circuit breaker will potentially fail to trip when the circuit experiences an overload or overheating, thus creating arcing, spark and/or fire.

Glossary

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