

FAMILYGUARD

HOME INSPECTION REPORT



Inspector: Alex Bishop
License #: HI01600042

3185 S. Golden Lake Rd. Pleasant Lake, IN 46779
Inspection Prepared For: Seller

Date of Inspection: 6/25/2026
Age of House: 38 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.

Roof		
Page 5 Item: 5	Condition	• Unconventional application of sealant along the roof. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.
Kitchen		
Page 12 Item: 3	Sink/Faucet/Plumbing	• Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.
Laundry		
Page 15 Item: 2	Dryer Exhaust	• The dryer ductwork does not vent to the exterior of the house. This is considered abnormal as it does not meet the industry standard. This is also a fire hazard.
Page 17 Item: 12	Laundry Sink	• Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.
Bathroom 1		
Page 24 Item: 8	Electrical	• Inoperable receptacle. This receptacle might be linked to the inoperable  circuit breaker wiring the circuit breaker panel.
Bathroom 2		
Page 26 Item: 9	Electrical	• Inoperable receptacle. This receptacle might be linked to the inoperable GFCI circuit breaker wiring the circuit breaker panel.
Electrical		
Page 39 Item: 3	Electrical	• The GFCI circuit breaker is inoperable. The GFCI will not reset. • The electrical panel in the detached garage is an aged fuse panel. Fuse panels no longer meet modern day electrical standards and are considered a safety hazard due to their age. Recommend upgrading from the fuse panel to a modern day circuit breaker panel.

Grounds

1. Driveway

Marginal



Cracks and deterioration along the driveway.



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

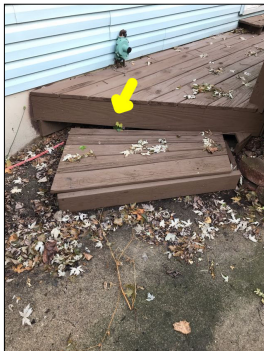
2. Patio/Deck

Marginal



Findings:

- Uneven surfaces



Uneven surfaces along the deck. The step is sloped. Also, the riser/step is unconventionally high. This is a potential trip hazard. The recommended maximum height for a riser/step is 7 inches.



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

3. 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 free valve can allow water to stay within the hose bib, which could potentially freeze during cold months and cause the pipe to rupture. This can cause property damage. Also, the hose bib is loose.

4. Landscaping



Findings:

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



Negative sloped grade. A negative sloped grade is not a recommended practice. A negative sloped grade can cause excessive water to flow towards the house. Excessive water towards the house can cause water intrusion into the house and potential foundation problems due to excessive hydrostatic pressure.

Roof

1. Roof Visibility

Findings:

- All

2. Roof Layers

Findings:

- Appears to be 1 layer

3. Roof Type

Findings:

- Asphalt

4. Approximate Age of Roof

Findings:

- 15+ years

5. Condition

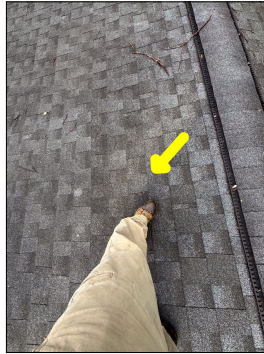
Observations:

Marginal
✓

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



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.



The roof decking is spongy. There are areas along the roof that sag and move while walking the roof. This is considered abnormal and a defect.



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



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



Rust and corrosion observed. Rust and corrosion can create holes, thus creating potential leak points.



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.



Biological growth along the rubber flashing. This is considered a defect. Also, unconventional application of caulk along the concentric.

Exterior

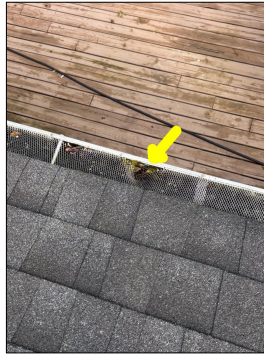
1. Gutters

Marginal



Findings:

- Need to be cleaned
- A defective gutter/drainage system can cause excessive water to accumulate around the house, thus potentially causing water intrusion into the house or potential foundation problems due to excessive hydrostatic pressure. Also, a defective gutter/drainage system can cause excessive water to flow along the exterior walls, which could allow water to get behind the siding, soffit and fascia. An active or intermittent water intrusion source can cause mold growth and property damage.



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. Also, sections of the gutter guards are displaced.

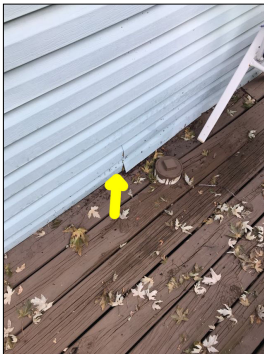
2. Siding

Marginal

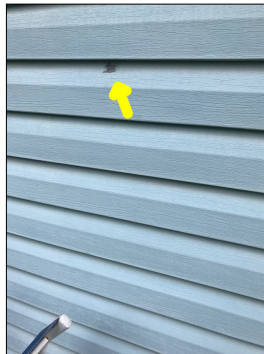


Findings:

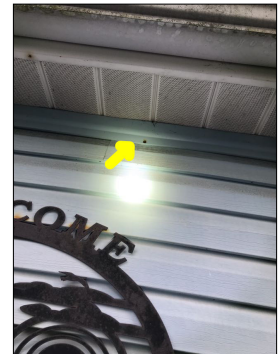
- Cracks and holes in siding, loose/detached siding, gaps in siding and missing siding have the potential to allow water/moisture, insects, bats, mice, wood destroying insects, pests, and rodents into the framing of a house. The intrusion of water/moisture, insects, bats, mice, wood destroying insects,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



Loose/detached siding.



Unconventional application of caulk along the siding and unconventional repairs along the siding. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure.



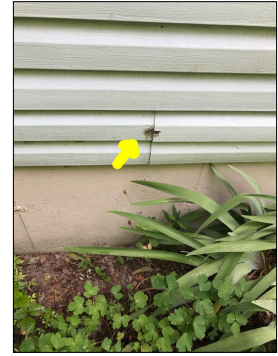
Exposed nails/fasteners along the siding. Exposed nails/fasteners are potential leak points. Exposed nails along the siding is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.



Gaps along the siding.



Discoloration along the siding.



Damaged siding.



Holes along the siding.



Gaps along the siding.



Discoloration along the siding.

3. Exterior Electrical

Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.



The light is inoperable.



Reverse polarity receptacle.



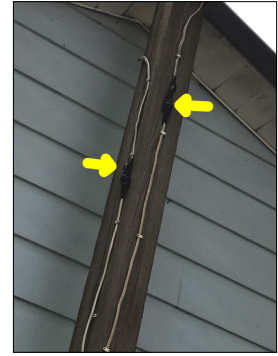
The wires are not wrapped in conduit. This is considered abnormal, amateur craftsmanship and a potential safety hazard. Wires should be wrapped in conduit to protect both humans and the electrical wiring. Wires that lack conduit can potentially get pulled, become loose, or damaged, thus creating shock 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.



Open ground receptacle.



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.



Unconventional spliced wires. This is considered amateur craftsmanship.

4. Wood Destroying Insect Damage/Treatment

Findings:

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

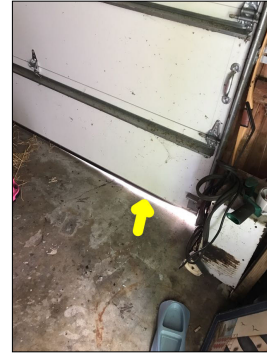
Garage

1. Overhead Door(s)

Marginal



The weatherstrip is partially torn/missing along the overhead garage door. The lack of a proper weatherstrip can allow the intrusion of moisture, insects, wood destroying insects, mice and rodents into the property.



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

2. Automatic Opener

Acceptable



3. Safety Reverse

Poor



Findings:

- Not present



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

4. Floor/Slab

Marginal



Findings:

- Cracks



Cracks and deterioration along the floor.



Crack along the foundation. Cracks are considered a defect.

5. Doors

Marginal



Findings:

- Aged service door

6. Electrical

Marginal Safety Hazard

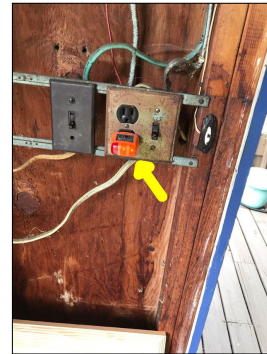


Findings:

- Reverse polarity



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.



Non **GFCI** protected receptacles.

7. Roof General

Visibility:

- All

Layers/Approximate Age:

- Appears to be 1 layer
- 10 - 15+ years

8. Roof

Acceptable



9. Siding

Marginal



Dents along the siding.



Damaged siding.

10. Windows

Marginal



Age

11. Gutters

Marginal



Findings:

- Needs to be cleaned



Unconventional sags along the gutter system. This is considered a defect as the sags will act as a catch for water.

Kitchen

1. General



Kitchen.

2. Cabinets/Countertops



Pest control observed.

3. Sink/Faucet/Plumbing



Findings:

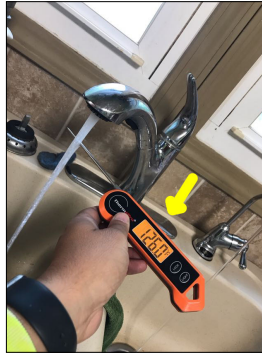
- Limited visibility underneath the sink

Observations:

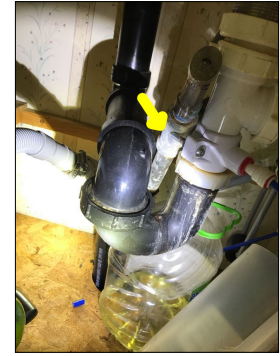
- Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.



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



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 126 degrees Fahrenheit.



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



Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.



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

Acceptable
✓

5. Floor

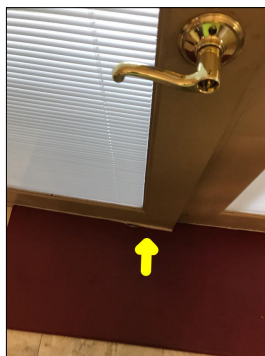
Marginal
✓

- Findings:
- Squeaks
 - Slopes

6. Doors

Marginal
✓

- Findings:
- Aged rear entry door



Torn weatherstrip along the door.

7. Windows

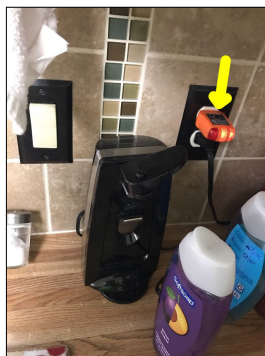


8. Electrical



Findings:

- Non GFCI protected receptacles



Non GFCI protected receptacles.

9. Range



Findings:

- Dirty/needs cleaning

10. Exhaust Fan

Findings:

- Operable

11. Dishwasher



12. Dishwasher Drain Line Looped

Findings:

- No

13. Refrigerator

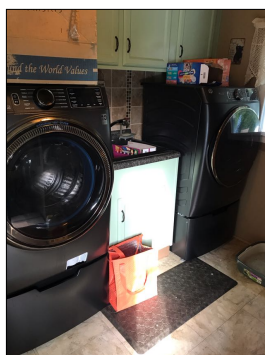


14. Microwave



Laundry

1. General



Laundry.

2. Dryer Exhaust



Findings:

- Recommend cleaning ductwork
- Not vented to the exterior
- Limited visibility

Observations:

- The dryer ductwork does not vent to the exterior of the house. This is considered abnormal as it does not meet the industry standard. This is also a fire hazard.



The dryer ductwork does not vent to the exterior of the house. This is considered abnormal as it does not meet the industry standard. This is also a fire hazard.

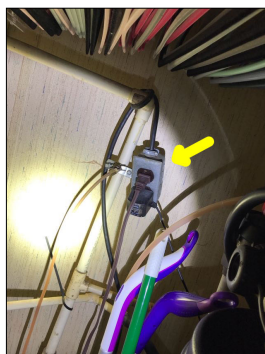
3. Receptacles/Lights

Marginal



Findings:

- Inoperable lights



Unconventionally loose receptacle observed adjacent to the water softener. This is considered abnormal and amateur craftsmanship. The receptacle is hanging on a water supply line.

4. Plumbing

Acceptable



Findings:

- Limited visibility

5. Dryer

Findings:

- Operable

6. Washing Machine

Findings:

- Operable

7. Doors

Acceptable



8. Windows

Acceptable



9. Walls/Ceiling

Marginal



Findings:

- Discoloration



Discoloration 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.

10. Floor

Marginal

Findings:

- Slopes
- Squeaks

11. Heating Source

Heating source observed:

- None visible
- None apparant

12. Laundry Sink

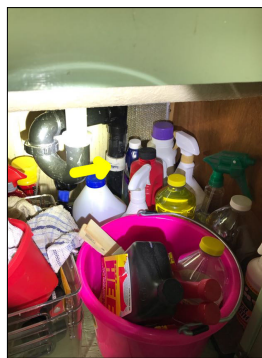
Poor

Observations:

- Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.



Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.



ABS and PVC material in contact with each other. This is considered abnormal and does not meet the industry standard. Different types of plumbing materials have the potential to create poor connections, thus creating leak points.

Bedroom 1

1. General



Bedroom.

2. Walls/Ceiling

Acceptable
✓

3. Floor

Marginal
✓

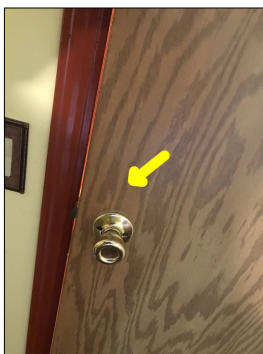
- Findings:
- Squeaks
 - Slopes

4. Ceiling Fan

Acceptable
✓

5. Doors

Marginal
✓



The door does not latch properly.

6. Windows

Marginal



The lock does not catch the latch keeper.

7. Electrical

Acceptable



8. Heating Source

Heating source observed:

- Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Acceptable



3. Floor

- Findings:
- Squeaks
 - Slopes

4. Ceiling Fan

- Findings:
- Noisy

5. Doors**6. Windows****7. Electrical****8. Heating Source**

- Heating source observed:
- Yes

Bedroom 3

1. General

Bedroom.

2. Walls/Ceiling

Acceptable
✓

3. Floor

Marginal
✓

- Findings:
- Squeaks
 - Slopes

4. Ceiling Fan

Marginal
✓

- Findings:
- Noisy

5. Doors

Marginal
✓



The door swings to a closed position. This is considered abnormal and a defect.

6. Windows

Marginal
✓



The lock does not catch the latch keeper.

7. Electrical

Acceptable
✓

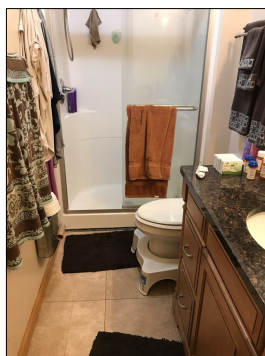
8. Heating Source

Heating source observed:

- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

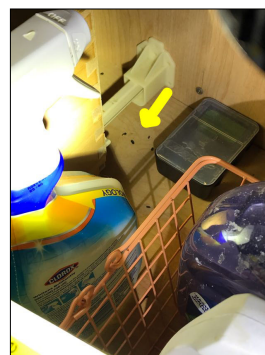
Findings:

- Limited visibility underneath the sink

Acceptable
✓



Pest control observed. Wildlife activity can cause property damage.



Mice droppings observed.

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.



The showerhead leaks during operation.

4. Toilet

Acceptable



5. Walls/Ceiling

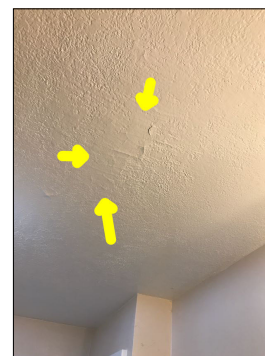
Marginal



Flaking and peeling along the ceiling.



Flaking and peeling along the ceiling.



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

6. Floor

Acceptable



Findings:
• Squeaks

7. Doors

Acceptable
✓

8. Electrical

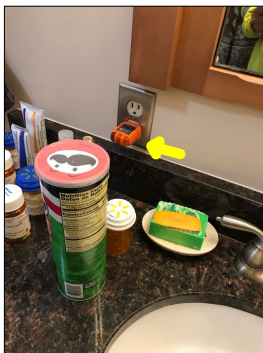
Poor
✓

Findings:

- Inoperable receptacles

Observations:

- Inoperable receptacle. This receptacle might be linked to the inoperable GFCI circuit breaker wiring the circuit breaker panel.



Inoperable receptacle. This receptacle might be linked to the inoperable GFCI circuit breaker wiring the circuit breaker panel.

9. Exhaust Fan

Findings:

- Operable
- Noisy

10. Heating Source

Heating source observed:

- Yes

Bathroom 2

1. General



Bathroom.

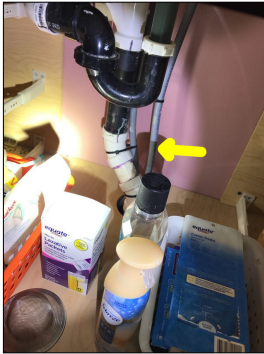
2. Sinks/Plumbing

Marginal

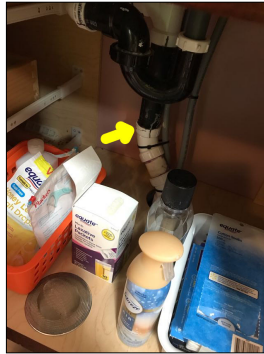


Findings:

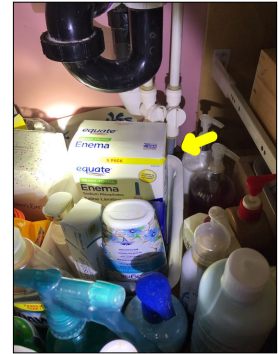
- Limited visibility underneath the sink



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



ABS and PVC material in contact with each other. This is considered abnormal and does not meet the industry standard. Different types of plumbing materials have the potential to create poor connections, thus creating leak points.



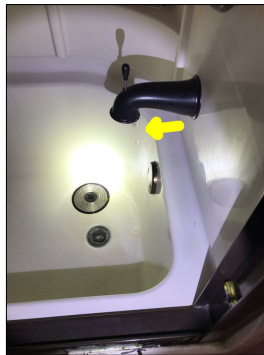
Polybutylene plumbing lines. Polybutylene pipes are prone to failure and no longer meet modern day plumbing standards. Recommend upgrading from polybutylene pipes to modern day plumbing materials, such as PEX or copper. Please note, polybutylene pipes can be concealed behind walls, ceilings, etc.

3. Shower/Bathtub

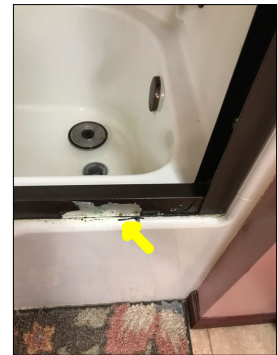
Marginal



Missing drain stopper.



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.



Flaking and peeling along the shower.

4. Toilet

Poor



The toilet is loose. The toilet rocks back and forth. A toilet should not have any movement and be fully anchored and secured to the floor.

5. Walls/Ceiling

Acceptable



6. Floor

Acceptable



Findings:

- Squeaks

7. Doors

Acceptable



8. Windows

Acceptable



9. Electrical

Poor



Observations:

- Inoperable receptacle. This receptacle might be linked to the inoperable GFCI circuit breaker wiring the circuit breaker panel.



Inoperable receptacle. This receptacle might be linked to the inoperable GFCI circuit breaker wiring the circuit breaker panel. The receptacle is also damaged/chipped.



Inoperable receptacle. This receptacle might be linked to the inoperable GFCI circuit breaker wiring the circuit breaker panel. The receptacle is also damaged/chipped.

10. Exhaust Fan

- Findings:
- Operable

11. Heating Source

- Heating source observed:
- Yes

Living Room

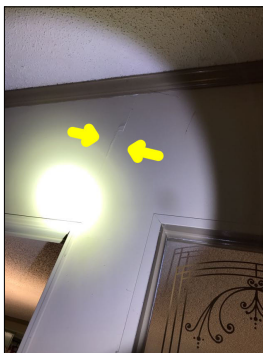
1. General



Living room.

2. Walls/Ceiling

Marginal
✓



Cracks along the walls.

3. Floor

Marginal
✓

Findings:

- Squeaks
- Slopes

4. Ceiling Fan

Acceptable
✓

5. Doors

Marginal
✓

Findings:

- Aged entry door

6. Windows

Marginal
✓



The lock does not catch the latch keeper.

7. Electrical

Acceptable
✓

8. Heating Source

Heating source observed:

- Yes

Attic/Structure/Framing/Insulation

1. Access

Accessibility:

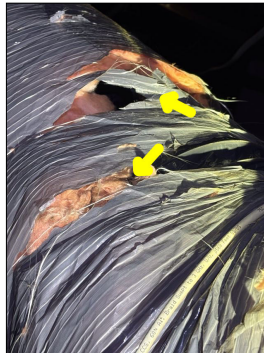
- No access
- There is no apparent attic access point within the house or outside the house. Attic systems and components could not be inspected. Manufactured homes are known for not having an attic access point.

2. Insulation

Findings:

- Recommend general contractor further evaluate and make necessary repairs

Marginal
✓



Torn insulation along the HVAC ductwork.

Crawl Space

1. Access

Accessibility:

- Restricted access

2. Foundation Type

Findings:

- Poured concrete

3. Foundation/Floor

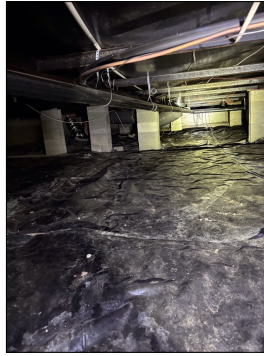
Findings:

- Limited visibility
- Cracks
- Gravel floor

Marginal
✓



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.



General photo of the crawl space.



The crawl space has a gravel floor in some areas that exposes the earth. Gravel floors are not recommended. A gravel floor can allow the intrusion of moisture, insects, wood destroying insects, radon, mice, and rodents. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage. It is recommended that the crawl space be properly encapsulated.

4. Insulation/Vapor Barrier

Marginal
✓

Findings:

- Displaced
- Recommend properly encapsulating the crawl space



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



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

5. Ventilation

Acceptable
✓

Findings:

- Ventilation appears adequate

6. Beams/Subfloor/Joists/Columns

Marginal
✓

Findings:

- Limited visibility



Rust/corrosion along the beam. This is an indication that the crawlspace has an active or intermittent water source. An active or intermittent water source can cause mold growth and property damage.



Wood shims wedged into the columns. This is considered abnormal and amateur craftsmanship. Wood shims will compress with time and age, thus potentially causing structural movement, cracks along the walls and ceilings, door and windows to not properly latch and floors to slope and squeak.

7. Electrical

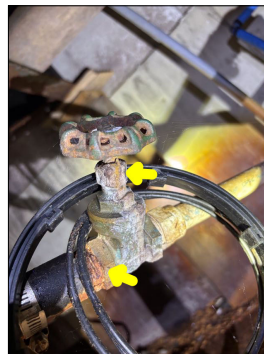


Loose electrical components. This is considered abnormal and a defect. Electrical components should be properly mounted and secured.

8. Plumbing/Drainage



Coated brass fuel line. Coated brass no longer meets industry standards. Coated brass is also a safety as it is prone to failure.



Rust and corrosion along the plumbing pipes.



ABS and PVC material in contact with each other. This is considered abnormal and does not meet the industry standard. Different types of plumbing materials have the potential to create poor connections, thus creating leak points.



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

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

Findings:

- Excessive clutter and house hold items throughout the house. Visibility and accessibility were limited.

Observations:

- Several sloped floors were observed throughout the house. This is considered abnormal and a defect.

Cooling System

1. Cooling System Information

Findings:

- Brand/American Standard
- The approximate manufacture date is 2001

2. Refrigerant Type

Findings:

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

3. Cooling System

Findings:

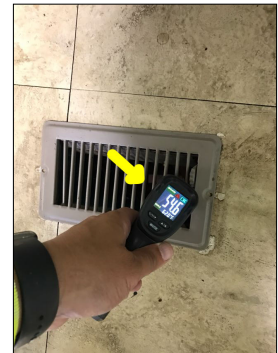
- The temperature drop for the air conditioning was approximately 14 degrees Fahrenheit.



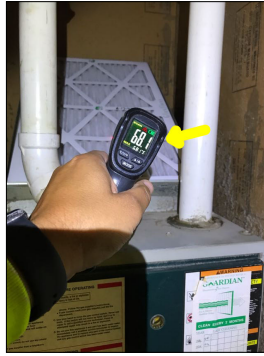
Condenser.



Condenser data plate.



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 54 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 68 degrees Fahrenheit.

Heating System

1. Heating General Information

Brand/Approximate Age:

- Brand/American Standard
- The approximate manufacture date is 2000

Heat Exchanger:

- Sealed
- Not visible

2. Energy Source

Type:

- LP

3. Heating System

Findings:

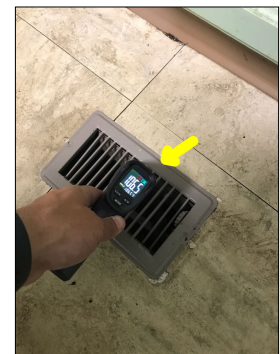
- The temperature rise for the furnace was approximately 30 degrees Fahrenheit.



The HVAC ductwork is dirty. Recommended cleaning ductwork. Dirty ductwork can lead to poor air quality in every room of a home. Also, dirty ductwork can make heating and cooling less efficient and dirty ductwork can cause added wear and tear on HVAC heating and cooling systems thus shortening the lifespan of the systems.



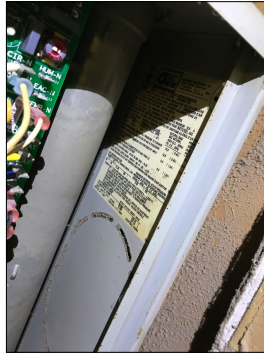
No drip leg/sediment trap. The lack of a drip leg/sediment trap can cause damage to the appliance. Sediment traps help prevent sediment, debris and moisture in the fuel line from getting into the gas valve or burner area.



The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 106 degrees Fahrenheit.



The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 76 degrees Fahrenheit.



Furnace data plate.



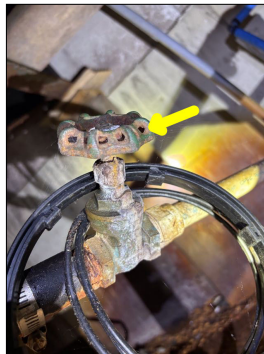
The HVAC ductwork lacks insulation in some areas. This is not a recommended practice. The lack of insulation along the ductwork can allow moisture and condensation to form along the ductwork. An active or intermittent water source can cause the ductwork to rust and corrode. A water source can also cause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

Plumbing

1. Main Water Shut-Off Valve

Marginal
✓

Location:
• Garage



Apparent main water shut-off valve. This is located in the crawl space adjacent to the pressure tank and crawl space entry point.

2. Main Fuel Shut-Off Valve

Location:
• Exterior



Main fuel shut off valve.

3. Visible Water Distribution Plumbing

Materials:

- PEX
- Polybutylene

4. Visible Drain/Vent Plumbing

Materials:

- PVC
- ABS

5. Condition Of Water Supply/Drain/Vents Plumbing

Marginal



Findings:

- Limited visibility
- Leaks
- Hot water present
- Polybutylene water supply lines
- Please review entire report

6. Visible Fuel Lines

Materials:

- Black iron

7. Condition Of Fuel Lines

Marginal



The fuel tank has rust and corrosion along it. The fuel tank is considered aged.

8. Pressure Tank/Well Pump

Marginal
✓
Age



General photo of the wood burning stove flue.



Rust/corrosion along the pressure tank.



The well pressure was approximately 55 PSI during the inspection.

9. Well Pump

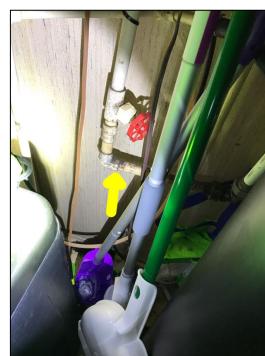
Location:
• Submersible

10. Water Softener

Acceptable
✓



Water softener.



Mold like substance along the water supply lines.

11. Water Quality Test

Water quality test:
• No

Water Heater

1. Water Heater General Information

Brand/Approximate Age:

- Brand/American
- The approximate manufacture date is 2015

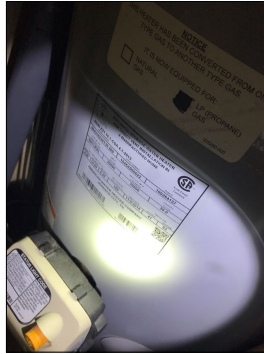
Type:

- Gas

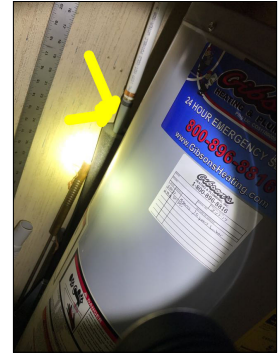
2. Water Heater



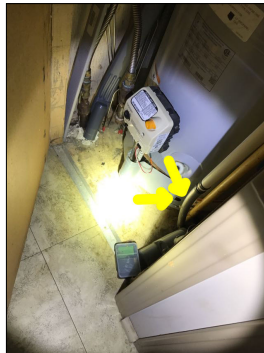
Water heater.



Water heater data plate.



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



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Electrical

1. General Information

- Location of panels:
- Interior
- Voltage/Amperage:
- 120/240 volts
 - 100 amps

2. Branch Wire

- Type:
- Copper

3. Electrical

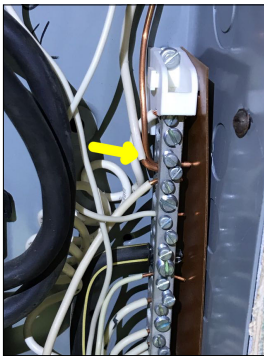


Findings:

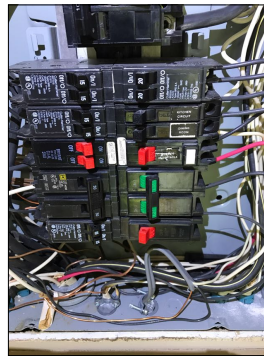
- Recommend licensed electrician further evaluate and make necessary repairs
- Circuit breaker panels less than 200 amps might not be able to meet modern day electrical demands.

Observations:

- The GFCI circuit breaker is inoperable. The GFCI will not reset.
- The electrical panel in the detached garage is an aged fuse panel. Fuse panels no longer meet modern day electrical standards and are considered a safety hazard due to their age. Recommend upgrading from the fuse panel to a modern day circuit breaker panel.



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.



Electrical panel/circuit breaker manufacturer mismatch within the circuit breaker panel. The defect is because not all busbars are the same size and have the same dimensions. A circuit breaker from another manufacturer might not properly fit the busbar, thus creating a poor/loose connection.



The GFCI circuit breaker is inoperable. The GFCI will not reset.



The electrical panel is an aged fuse panel. Fuse panels no longer meet modern day electrical standards and are considered a safety hazard due to their age. Recommend upgrading from the fuse panel to a modern day circuit breaker panel.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.