FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

2434 Carlton Ct. Fort Wayne, IN 46802
Inspection Prepared For: Seller

Date of Inspection: 4/28/2026
Age of House: 96 Years
Weather: Recent Rain

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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	• Missing roof shingles • Damaged roof shingles.
Kitchen		
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Bathroom 1		
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Basement		
Page 32 Item: 3	Foundation/Floor	• Water/moisture observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.
Page 35 Item: 8	Plumbing/Drainage	• Ruptured water supply pipe observed in the basement. An active or intermittent water source can cause mold growth and property damage.
Heating System		
Page 38 Item: 3	Heating System	• The furnace is inoperable.
Electrical		
Page 42 Item: 3	Electrical	• Apparent aluminum solid branch wire. Aluminum solid branch wiring does not meet modern day electrical standards and is considered a safety hazard. Please note, some copper wire is tin coated or silver coated and can appear to be aluminum wire. Scratching the wire or cutting the wire can reveal the metallic material of the inside of the wire, however, scratching the wire or cutting the wire goes beyond the scope of a general home inspection. Recommend licensed electrician to further evaluate to ensure the wiring is in good working condition, is safe and to make any necessary repairs and upgrades that are needed.

Grounds

1. Driveway

Findings:
- Cracks/deterioration/pitting
- Pitting
- Cracks
- Uneven surfaces

Cracks and deterioration along the driveway.

2. Service Walks/Steps

Findings:
- Cracks/deterioration/pitting

Cracks and deterioration along the service walks.

3. Patio/Deck

Findings:
- Recommend refinishing

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

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

Detached board.

4. Hose Bibs

Marginal Agee

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.

5. Landscaping

Marginal

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.

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:
- 20+ years

5. Condition

Poor

Condition:
- Damaged shingles
- Displaced shingles
- Cracking
- Recommend licensed roofer further evaluate and make necessary repairs

Observations:
- Missing roof shingles
- Damaged roof shingles.

Loose/detached roof shingles.

Missing roof shingles. Missing shingles can allow water intrusion into the house. An active or intermittent water source can cause mold growth and/or property damage.

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Loose/detached roof shingles.

Loose/detached roof shingles.

Exterior

1. Chimney/Fireplace

Marginal Aged

Findings:

- Recommend chimney professional further evaluate and make necessary repairs

The chimney does not have a rain cap/spark arrestor. A rain cap/spark arrestor keeps rain water, small animals and pests from getting within the chimney. A spark arrestor prevents the emission of flammable debris from combustion sources. Spark arrestors help prevent surrounding objects from catching on fire, such as a tree or roof.

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

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

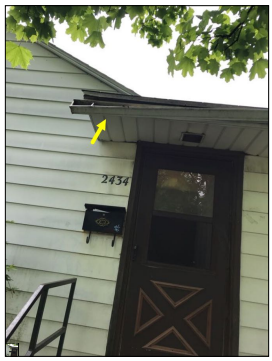
Unconventional and excessive application of roof sealant along the base of the chimney. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

2. Gutters

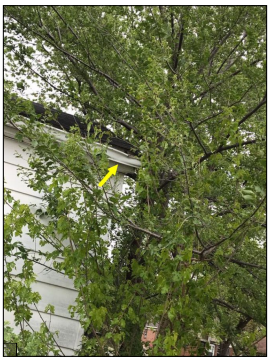
Poor

Findings:

- Recommend general contractor further evaluate and make necessary repairs
- 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.



Dents/damage along the gutter system.



Dents/damage along the gutter system.

3. Siding

Marginal

Findings:

- Loose/detached
- Damage
- Discoloration
- Dents
- Exposed nails/fasteners along the siding
- 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

Discoloration along the siding.

Dents along the siding.

Loose/detached siding.

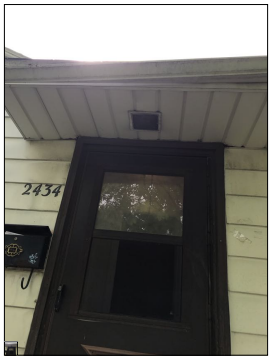
Exposed nails/fasteners along the siding. Exposed nails/fasteners are potential leak points. Exposed nails along the siding is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

Discoloration along the siding.

Unconventional repairs along the siding.

4. Exterior Electrical

Marginal Safety Hazard



The light is inoperable.


Non GFCI protected receptacles.


The cables are unconventionally low.

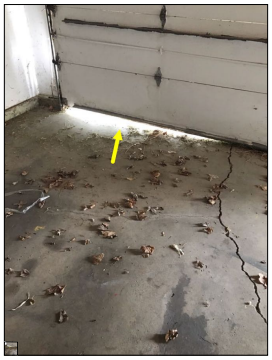
5. Wood Destroying Insect Damage/Treatment

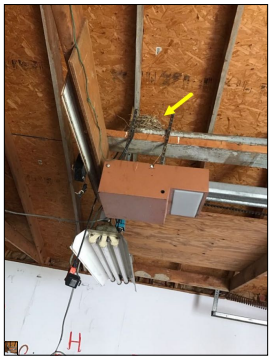
Findings:
- None apparent
- Limited visibility
- Finished walls/ceilings
- Cabinetry/shelving
- Exterior siding
- Dense vegetation
- Moisture/dampness observed in basement/crawl space

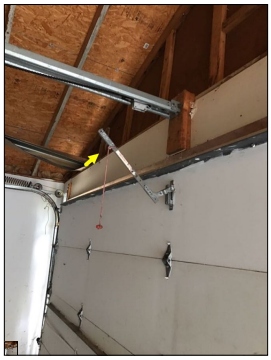
Garage

1. Overhead Door(s)

Poor


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


Birds nest observed.


Detached bracket.

Bracken cable.

Deterioration along the overhead door.

2. Automatic Opener

Poor

The automatic opener is inoperable.

3. Floor/Slab

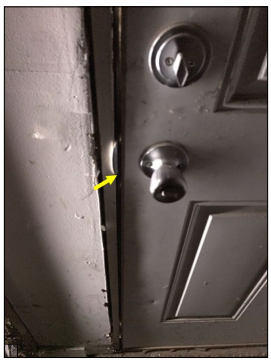
Marginal

Findings:
- Cracks
- Deterioration

Cracks and deterioration along the floor.

4. Doors

Marginal



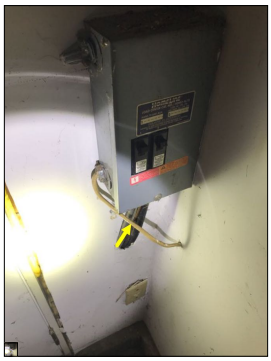
The door does not latch properly.

5. Electrical

Marginal Safety Hazard

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.



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6. Roof General

Visibility:
- All

Layers/Approximate Age:
- Appears to be 1 layer
- 5 - 10+ years

7. Roof

Marginal

Unconventional waves/sags along the roof. This is considered abnormal and a defect.

Cables resting along the roof. This is considered abnormal and does not meet the industry standard.

8. Siding

Marginal

Findings:

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

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

Damaged siding.

Damaged siding.

Holes and deterioration along the siding.

Discoloration along the siding.

9. Windows

Poor Aged

Aged windows.

10. Gutters

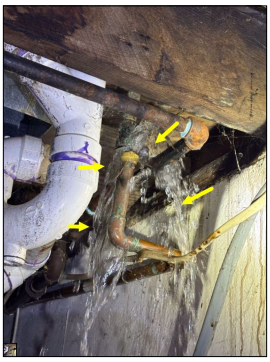
Poor

The gutter system is missing. The lack of a gutter system can allow excessive water to accumulate around the foundation. Excessive water around the foundation can cause water intrusion into the house and potential foundation problems due to excessive hydrostatic pressure.

Kitchen

1. General

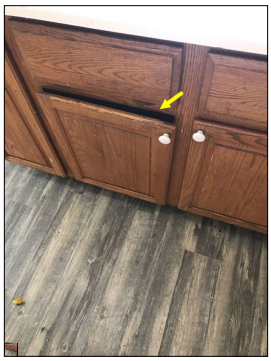
Kitchen.



Due to the ruptured water supply pipe in the basement, the kitchen plumbing fixtures could not be fully inspected. The water had to be turned off to prevent flooding the basement and creating a high water utility bill.

2. Cabinets/Countertops

Marginal Aged



The door has a large gap along it when closed.

3. Sink/Faucet/Plumbing

Poor

Findings:
- Limited visibility underneath the sink

Inoperable faucet.

Pest control observed.

4. Walls/Ceiling

Observations:

Poor

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

Flaking and peeling along the walls.

Cracks along the ceiling.

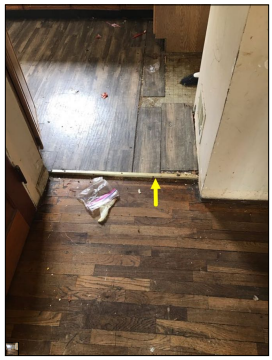
Mold like substance. An active or intermittent water source can cause mold growth and property damage.

5. Floor

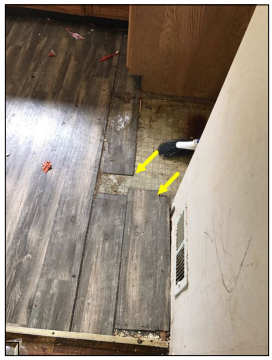
Findings:

Poor

- Squeaks



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



Loose floor tiles.

6. Doors

Findings:

Marginal

- Aged side entry door

7. Windows

Poor

Insulated glass seal failure.

The locks are unconventionally bent.

8. Electrical

Marginal Safety Hazard

Recessed receptacles. Recessed receptacles are considered amateur craftsmanship and a defect.

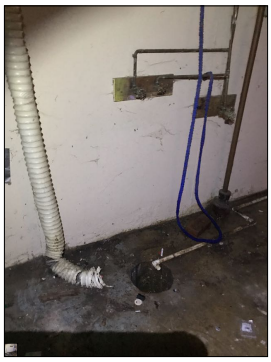
Non GFCI protected receptacles.

9. Exhaust Fan

Findings:
- None

Laundry

1. General



Laundry.

2. Dryer Exhaust

Poor Safety Hazard

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

3. Receptacles/Lights

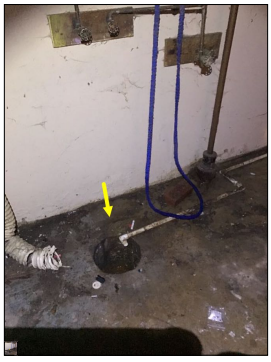
Acceptable

4. Plumbing

Poor Safety Hazard

The fuel line does not have a shut off valve adjacent to where the dryer would be located. This is a potential safety hazard.

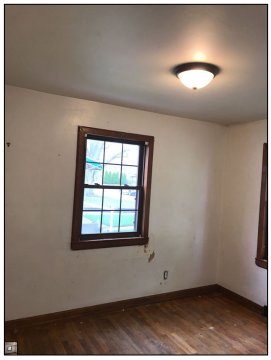
Rust/corrosion along the washer hook up lines.



The washing machine unconventionally discharges into the floor drain/pit. This is not a recommended practice and does not meet the industry standard. The washing machine should discharge into the main drain pipes. Recommend licensed plumber further evaluate and make necessary repairs.

Bedroom 1

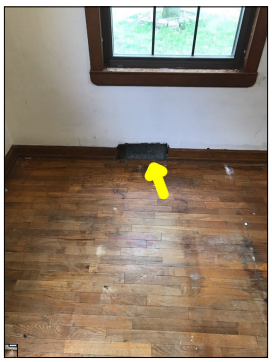
1. General



Bedroom.

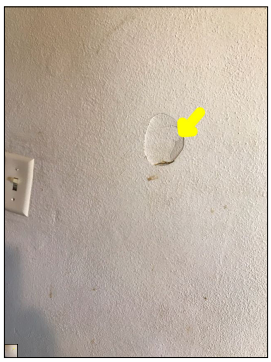
2. Walls/Ceiling

Marginal



Missing vent cover.

Damage along the wall.



Damage along the wall.

3. Floor

Findings:
- Squeaks

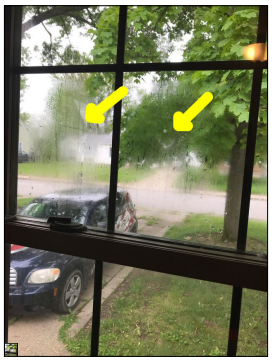
Acceptable

4. Doors

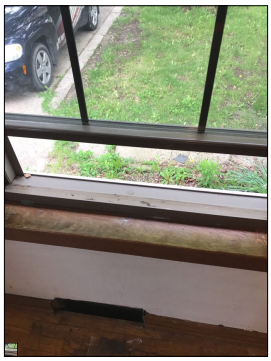
Acceptable

5. Windows

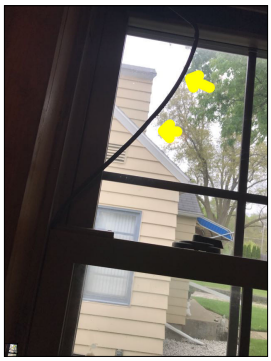
Marginal



Insulated glass seal failure.



Missing window screens.

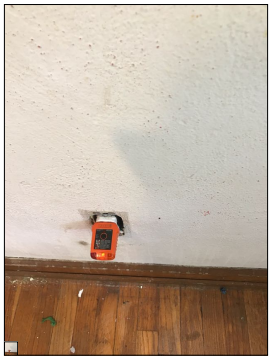


Displaced weatherstrip.

6. Electrical

Marginal Safety Hazard

Missing switch cover.



Open ground receptacles.

Two prong receptacles. Two prong receptacles are not grounded.

7. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General

Bedroom.

2. Walls/Ceiling

Findings:
- Cracks

Marginal

Cracks along the ceiling and walls.

Flaking and peeling along the walls.

Cracks along the walls.

3. Floor

Findings:
• Squeaks

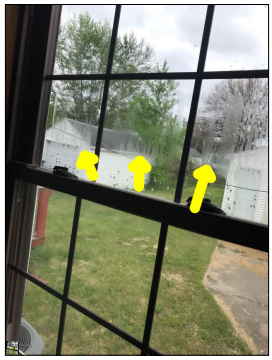
Acceptable

4. Doors

Acceptable

5. Windows

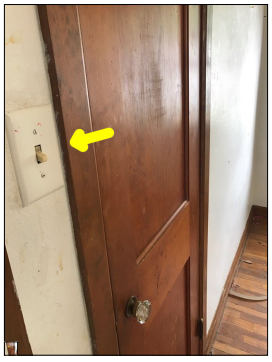
Poor



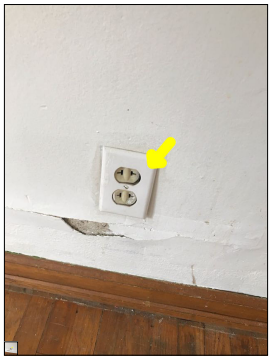
Insulated glass seal failure.

The window lock is unconventionally bent.

6. Electrical

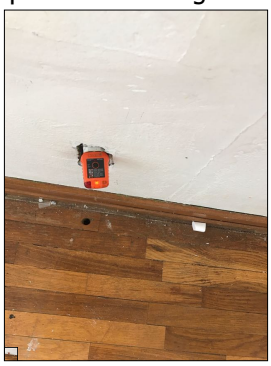


The switch is upside down.



Two prong receptacles. Two prong receptacles are not grounded.

Missing receptacle cover.



Open ground receptacles. Also, loose receptacles.

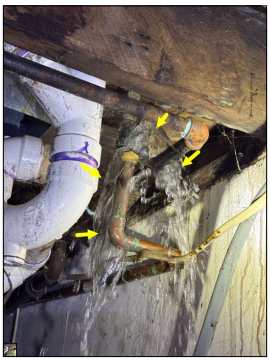
7. Heating Source

Heating source observed:
- Yes

Bathroom 1

1. General

Bathroom.



Due to the ruptured water supply pipe in the basement, the bathroom plumbing fixtures could not be fully inspected. The water had to be turned off to prevent flooding the basement and creating a high water utility bill.

2. Sinks/Plumbing

Poor

Findings:
• Limited visibility underneath the sink

The faucet is inoperable.

Cracks along the sink.

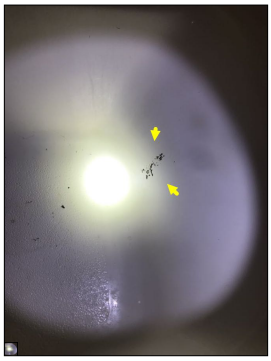
3. Shower/Bathtub

Poor Aged

The drain is missing a grate/screen. The lack of a grate/screen over the drain can allow debris down the drain, thus potentially creating slow drainage or blockage.

The showerhead and faucet are inoperable.

Mold like substance.



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

4. Toilet

Poor

Findings:
- Inoperable

Inoperable toilet.

5. Walls/Ceiling

Poor

Findings:
- Discoloration

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

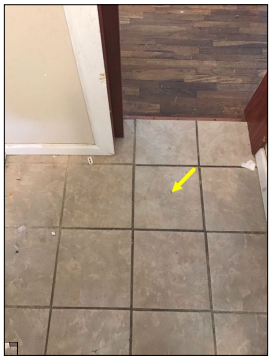
Mold like substance. An active or intermittent water source can cause mold growth and property damage.

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

6. Floor

Marginal

Findings:
• Slopes



Cracked floor tiles. Also, the floor slopes.

7. Doors

Acceptable

8. Windows

Acceptable

9. Electrical

Cracked and damaged cover.

10. Exhaust Fan

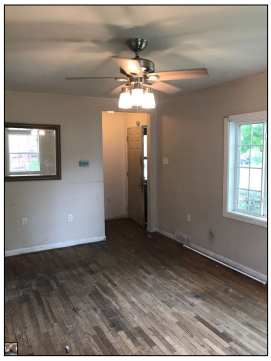
Findings:
- Aged
- Noisy

11. Heating Source

Heating source observed:
- Yes

Living Room

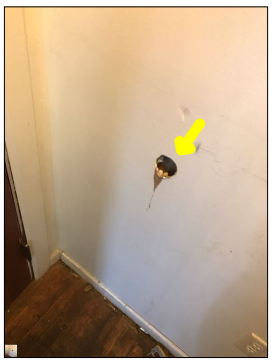
1. General



Living room.

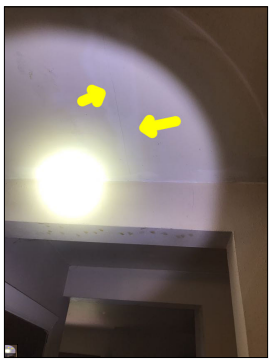
2. Walls/Ceiling

Marginal



Holes/damage along the wall.

Cracks along the walls.



Cracks along the ceiling.

3. Floor

Findings:
• Squeaks

Acceptable

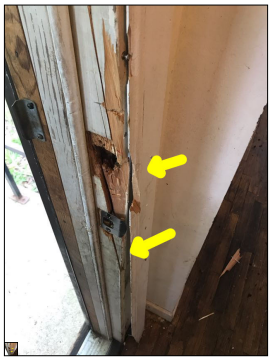
4. Ceiling Fan

Acceptable

5. Doors

Findings:
• Aged entry door

Poor



Damaged door frame.

The door sticks and is difficult to operate.

The door does not latch properly.

6. Windows

Marginal

Holes along the window screen.

Missing window screens.

Discoloration along the window.

7. Electrical

Marginal Safety Hazard

Loose receptacles.

8. 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
- Batts
- Cellulose
- Loose

3. Insulation

Marginal

Findings:
- Displaced insulation
- Signs of rodent droppings
- Signs of wildlife activity

4. Ventilation

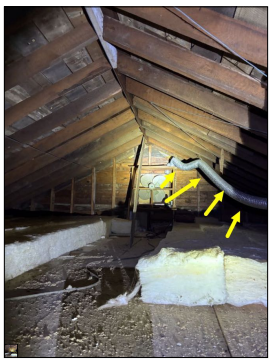
Marginal

The fan is covered. This is considered abnormal and does not meet the industry standard. The cover restricts the fan from properly working. I was unable to get the fan to operate. It might be hooked to a temperature and humidity sensor. Please note, the fan is aged.

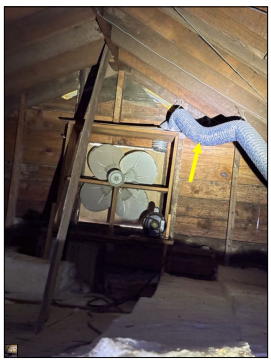
5. Exhaust Fans/Exhaust Ductwork

Poor

The bathroom exhaust fan vents into the attic. This is not a recommended practice. Exhaust fans venting into the attic can cause mold growth. An active or intermittent water source can cause mold growth. Exhaust fans should vent to the exterior. Exhaust fans should have their own termination and not share a termination with an attic vent, such as a roof vent or soffit. Also, the ductwork for the fan should be properly insulated so condensation does not form along it, thus potentially causing mold growth.



Unconventional sags along the exhaust ductwork and the ductwork is unconventionally long. This is not a recommended practice. The sags can act as a catch for moisture and water. An active or intermittent water source can cause mold growth and property damage.

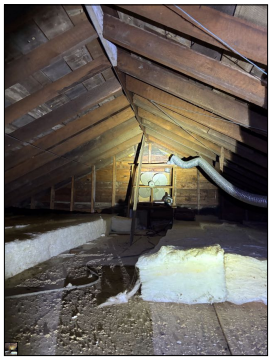


The exhaust ductwork lacks insulation. It is recommended for exhaust ductwork to be insulated in non climate controlled areas, such as an attic. The lack of insulation can cause condensation to form along the ductwork. An active or intermittent water source can cause mold growth and property damage.

6. Sheathing/Framing

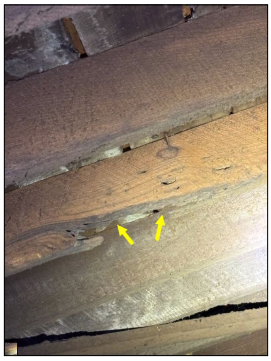
Marginal

Findings:
- Limited visibility



General photo of the attic.

Discoloration along the sheathing. An active or intermittent water source can cause discoloration, mold growth and property damage.



The rafter has some deterioration/split along it.

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

7. Electrical

Marginal Safety Hazard

Electrical extension cords observed in the attic. Extension cords in the attic is considered a safety/fire hazard. Extension cords should not be used as permanent wiring.

Basement

1. Stairs

Marginal Safety Hazard

Findings:
- No 3 way switch

Missing handrail.

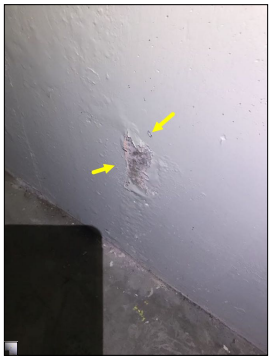
2. Foundation Type

Findings:
• Poured concrete

3. Foundation/Floor

Marginal

Findings:
• Limited visibility
Observations:
• Water/moisture observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.



The wall is flaking/bubbling. This is considered abnormal and a defect. An active or intermittent water source can cause flaking and bubbling.

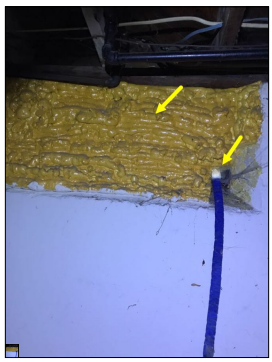
Moisture/dampness observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.

Discoloration observed. Discoloration is considered abnormal and a defect. Discoloration can be caused by an intermittent or active water source. An active or intermittent water source can cause mold growth and property damage.

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

4. Windows

Poor

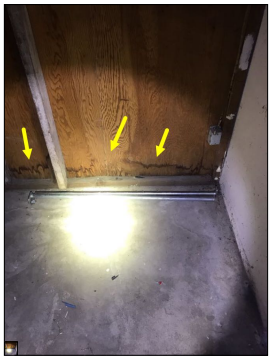


Daylight can be seen from the interior. Also, unconventional application of foam spray.

Unconventional application of foam spray along the windows.

5. Walls/Ceiling

Marginal



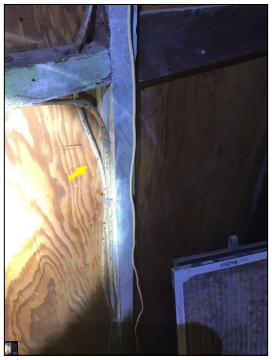
Discoloration along the wall and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.

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

The ceiling is sagging.

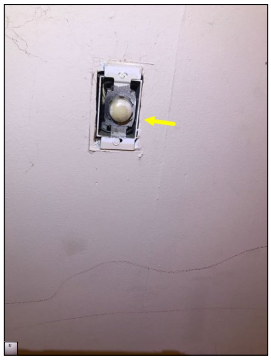
6. Electrical

Marginal Safety Hazard



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.

Open ground receptacles.



I was unable to find a function for the switch. There are no apparent lights or receptacles that are linked to the switch. Also, missing switch cover.

The light is inoperable.

7. Beams/Subfloor/Joists/Columns

Marginal

Findings:
- Limited visibility

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

Unconventional notches and alterations along the floor joists. This is not a recommended practice. The unconventional notches and alterations can compromise the structural integrity of the floor joists, thus resulting in squeaky floors, sloped floors, cracks along walls and ceilings, doors and windows not properly closing and opening, etc.

Discoloration along the floor joists/subfloor. Discoloration can be a potential mold like substance. An active or intermittent water source can cause discoloration, property damage and mold growth.

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

8. Plumbing/Drainage

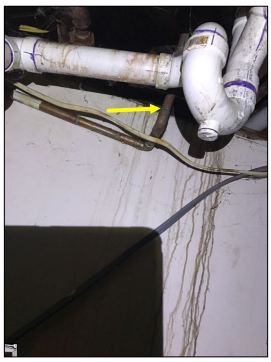
Observations:

Poor Aged

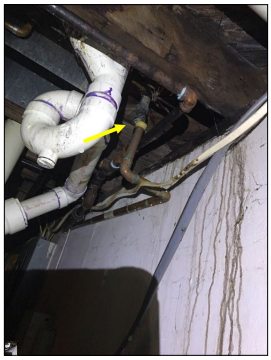
- Ruptured water supply pipe observed in the basement. An active or intermittent water source can cause mold growth and property damage.

Aged cast iron drain pipes. Cast iron drain pipes no longer meet modern day plumbing standards. Cast iron pipes are prone to corroding from the inside out. Cast iron drain pipes are towards the end of their life expectancy. Repairs or replacement to cast iron drain pipes should be anticipated.

Rust and corrosion along the plumbing pipes.



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



Ruptured water supply line.

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

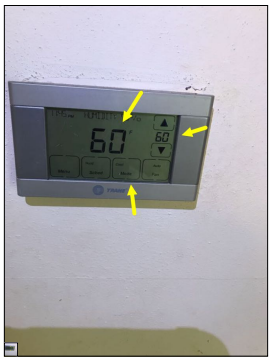
Findings:
- Brand/Trane
- The approximate manufacture date is 2015

2. Refrigerant Type

Findings:
- R410

3. Cooling System

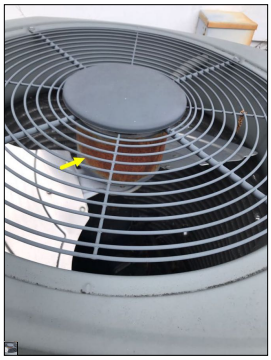
Findings:
- No current service record
- Service recommended



I was unable to do an operations check on the air conditioner due to the cool exterior temperatures and the inoperable furnace. The inoperable furnace disabled me from raising the interior temperature of the house above the lowest setting of the thermostat when operating the air conditioning. In other words, as seen on the photo, the interior temperature was 60 degrees Fahrenheit and I could not set the temperature below 60 degrees Fahrenheit, thus creating a situation where the air conditioner would not turn on.

Condenser.

Condenser data plate.



Rust and corrosion along the condenser.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Trane
- The approximate manufacture date is 2015

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

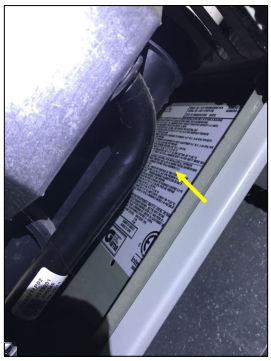
Poor

Findings:
- Inoperable
- No current service record
- Service recommended
- Recommend licensed HVAC technician further evaluate and make necessary repairs

Observations:
- The furnace is inoperable.

Furnace.

The furnace is inoperable. The burners would never ignite. Only the blower would turn on.



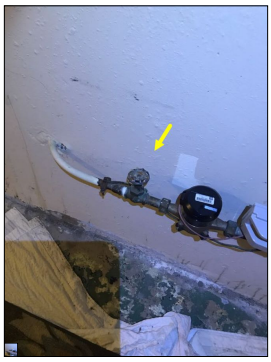
Furnace data plate.

Potential asbestos based tape along the ductwork. Asbestos is a potential safety hazard.

Plumbing

1. Main Water Shut-Off Valve

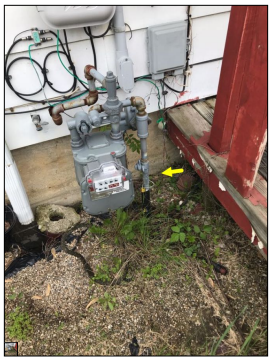
Marginal Aged



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
- Cast iron

5. Condition Of Water Supply/Drain/Vents Plumbing

Marginal Aged

Findings:
- Limited visibility
- Rust/Corrosion
- Leaks observed
- Aged pipes
- Please review entire report
- Recommend licensed plumber further evaluate and make necessary repairs.

6. Visible Fuel Lines

Materials:
- Black iron

7. Condition Of Fuel Lines

Marginal

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

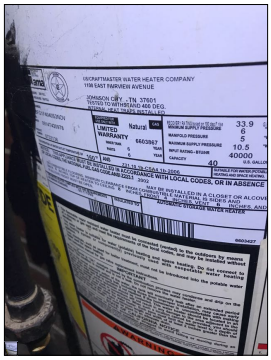
Brand/Approximate Age:
- Brand/Whirlpool
- The approximate manufacture date is 2009

Type:
- Gas

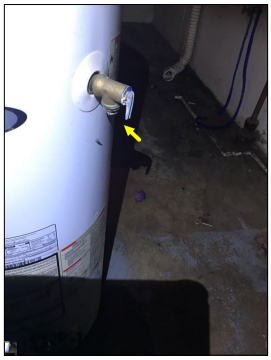
2. Water Heater

Poor Aged

Water heater.



Water heater data plate.



The temperature and pressure relief valve extension is missing. This is a potential safety hazard. The valve is plugged as well, which is also a safety hazard.

The draft hood is displaced. This is a potential safety hazard.

Electrical

1. General Information

Location of panels:
- Basement

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

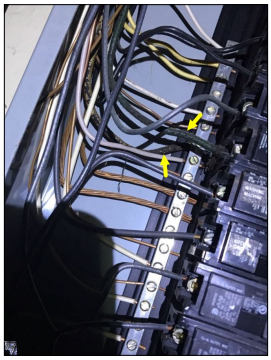
2. Branch Wire

Type:
- Copper
- Aluminum

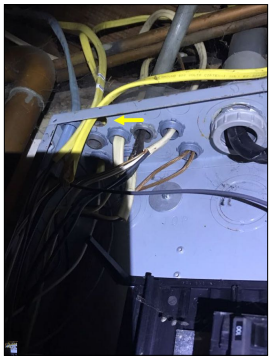
3. Electrical

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:
• Apparent aluminum solid branch wire. Aluminum solid branch wiring does not meet modern day electrical standards and is considered a safety hazard. Please note, some copper wire is tin coated or silver coated and can appear to be aluminum wire. Scratching the wire or cutting the wire can reveal the metallic material of the inside of the wire, however, scratching the wire or cutting the wire goes beyond the scope of a general home inspection. Recommend licensed electrician to further evaluate to ensure the wiring is in good working condition, is safe and to make any necessary repairs and upgrades that are needed.

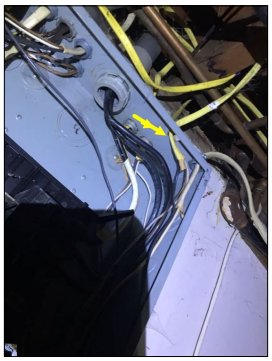
Main circuit breaker.



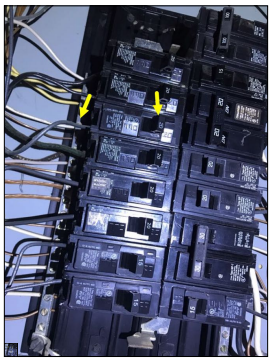
Cloth sheathing wiring observed. Cloth sheathing wiring is considered aged wiring. The cloth sheathing can become brittle due to age, thus causing wires to be exposed, which can cause spark, arcing and or fire. Also, cloth sheathing can potentially have asbestos in it. Asbestos is a potential safety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



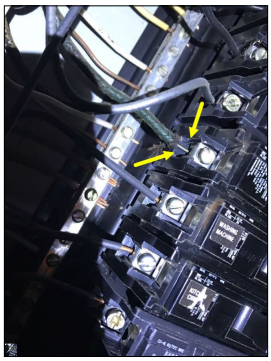
Wires routed through the knockout without a bushing or clamp. This is considered a safety hazard as the metal edge of the knockout could penetrate the wires, thus causing spark and a fire.



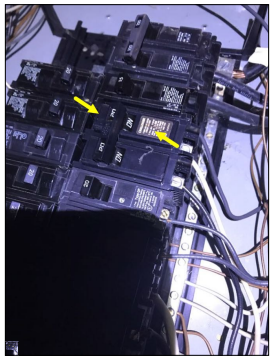
Wires routed through the knockout without a bushing or clamp. This is considered a safety hazard as the metal edge of the knockout could penetrate the wires, thus causing spark and a fire.



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.



Apparent aluminum solid branch wire. Aluminum solid branch wiring does not meet modern day electrical standards and is considered a safety hazard. Please note, some copper wire is tin coated or silver coated and can appear to be aluminum wire. Scratching the wire or cutting the wire can reveal the metallic material of the inside of the wire, however, scratching the wire or cutting the wire goes beyond the scope of a general home inspection. Recommend licensed electrician to further evaluate to ensure the wiring is in good working condition, is safe and to make any necessary repairs and upgrades that are needed.



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 ground and neutral bars are not isolated within the sub panel. Not isolating the ground and neutral bar within sub panels is a potential safety hazard. If the ground and neutrals are bonded and not isolated within the sub panel, electrical current can flow back to the main panel and/or along the ground wires, thus creating a shock hazard, overheating, arcing, spark and/or fire.

Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.