

FAMILYGUARD

HOME INSPECTION REPORT



Inspector: Alex Bishop
License #: HI01600042

11378 S. State Rd. 13 La Fontaine, IN 46940
Inspection Prepared For: Seller

Date of Inspection: 8/5/2026
Age of House: 120+ 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.

Basement/Crawl Space		
Page 36 Item: 3	Foundation/Floor	• 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.
Page 38 Item: 6	Beams/Subfloor/Joists/Columns	• Unconventional alterations and column supports. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure. • Exit holes observed. Exit holes are an indication of an infestation of powderpost beetles. Powderpost beetles are a wood destroying insect and can cause structural damage and property damage.
Plumbing		
Page 44 Item: 8	Pressure Tank/Well Pump	• Rust and corrosion along the water supply lines. Also, moisture observed in the area. This is considered an active plumbing leak. An active or intermittent water source can cause mold growth and property damage.
Electrical		
Page 48 Item: 3	Electrical	• Rust and corrosion within the circuit breaker panel. This is considered abnormal and a potential safety hazard. An active or intermittent water source can cause rust and corrosion. Rusted/corroded terminals and connections increase resistance in the circuit that can cause overheating, thus causing arcing, spark and/or fire. Some areas of rust and corrosion may not be visible and could be concealed behind breakers, wires, etc. • The bonding screw is not removed from the sub panel. This is a potential safety hazard.

Grounds

1. Driveway



Findings:

- Cracks/deterioration/pitting



Cracks, deterioration, and a hole along the driveway.

2. Service Walks/Steps



Findings:

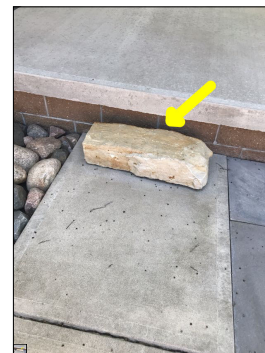
- No handrail



The steps are missing a handrail.



The riser/step is unconventionally high. This is a potential trip hazard. The recommended maximum height for a riser/step is 7 inches.



Uneven surfaces along the service walks/steps.



Uneven surfaces along the service walks/steps.

3. Porch

Marginal
✓



No handrail along the steps.

4. Patio/Deck

Marginal Safety Hazard
✓ !



Missing railing along the deck.



Loose column.



Wood rot damage along the columns.

5. Hose Bibs

Acceptable
✓

6. 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/structure such as structural damage, pest infestation and wood rot damage.



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



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



Unfinished landscaping.



Unfinished landscaping.

Roof

1. Roof Visibility

- Findings:
- All

2. Roof Layers

- Findings:
- Appears to be 1 layer

3. Roof Type

- Findings:
- Asphalt

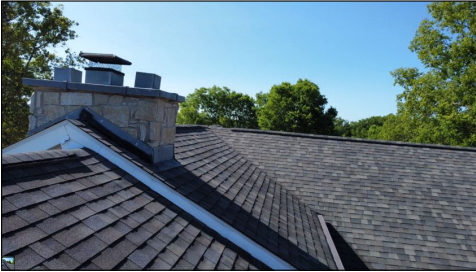
4. Approximate Age of Roof

Findings:

- 1 - 5+ years

5. Condition

Marginal
✓



General photo of the roof.



Please note - while skylights are an attractive feature for a home because of their ability to allow natural light into the house, skylights carry some disadvantages. Skylights are prone to leakage. Skylights are poor insulators.

Skylights are prone to breaking/cracking during heavy storms, such as a hail storm. Skylights are prone to breaking/cracking from falling debris, such as a falling tree limb.

Skylights are also prone to condensation during winter months because the warm air from within the house comes in contact with the cold surface of the skylight, thus creating condensation. An intermittent or active water source can cause mold growth.

Homeowners sometimes mistake condensation along a skylight for a leak. FamilyGuard recommends annual maintenance on all skylights and unexpected repairs should be anticipated.



Unconventional application of roof sealant along the rubber flashing. Rubber flashing is designed to be caulkless. This is considered amateur craftsmanship. Most roof sealants are petroleum based. A petroleum based product can cause the rubber flashing to prematurely deteriorate, thus creating a leak point.



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



Exposed nailheads/staples. Exposed nailheads/staples are 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.

6. Skylights

Observed:
• Yes

Exterior

1. Chimney/Fireplace

Marginal
✓

Findings:

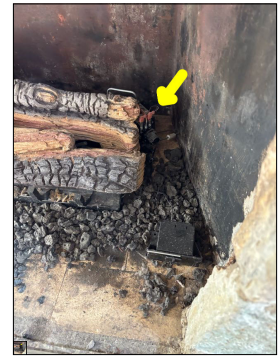
- Recommend chimney professional further evaluate and make necessary repairs
- Before using the fireplace, it is recommended that a licensed chimney/fireplace professional further evaluate to ensure the fireplace is in good working condition and is safe for usage.



General photo of the chimney.



General photo of the fireplace.



The fireplace is a gas fireplace. There is no apparent electronic ignition. It is beyond the scope of a general home inspection to light fuel burning appliances. Doing so could cause property damage. Recommend a licensed chimney/fireplace professional further evaluate to make sure the fireplace is in good working condition and safe to use.



Rust and corrosion along the flashing. Rust and corrosion can create holes in the flashing, thus creating potential leak points. Also, it appears two of the flues have been abandoned, capped, and are no longer in use.



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

2. Gutters

Marginal



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.



The gutter system is dirty and needs to be cleaned. A dirty gutter system can cause excessive water to accumulate around the house, thus potentially causing water intrusion into the house or potential foundation problems due to excessive hydrostatic pressure. Also, a dirty gutter system can cause excessive water to flow along the siding which could allow water to get behind the siding. An active or intermittent water intrusion source can cause mold growth and property damage.

3. Siding

Marginal



Findings:

- 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.



Wasp nest observed. Wasps can cause property damage and potentially sting those dwelling around the house.



Hole along the siding.



Missing siding.



Wood rot damage.



Wood rot damage.



Wood rot damage.



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



The property contained an in-ground swimming pool. The pool was covered at the time of inspection, and the pool structure and related components were not inspected. Swimming pools and associated equipment are outside the scope of a standard home inspection in the state of Indiana. If a buyer would like the pool inspected, please consult with a qualified pool contractor or pool service professional for a complete evaluation of the pool, equipment, safety features, and overall condition.

4. Exterior Electrical

Marginal
✓



Rust and corrosion along the exterior lights.

5. Wood Destroying Insect Damage/Treatment

Findings:

- Limited visibility
- Signs of wood destroying insect damage/treatment observed
- Finished walls/ceilings
- Cabinetry/shelving
- Furniture/stored items
- Exterior siding
- Please review entire report
- Dirt floor in the crawl space
- Powderpost beetles

Pole Barn

1. Overhead Door(s)

Marginal



Findings:

- Inoperable



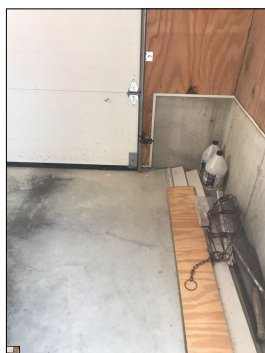
The overhead garage door is inoperable.

2. Automatic Opener

Acceptable



3. Safety Reverse



The photo eye sensors are too high. This is a potential safety hazard. The photo eye sensors should be between four and six inches from the floor.

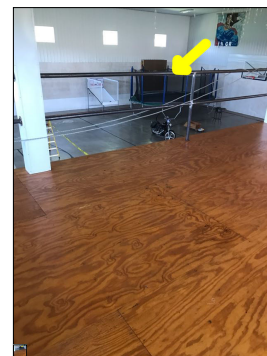
4. Floor/Slab



Missing handrail.



Missing handrail.



The spacing between the railing/cords exceeds four inches. Four inches is the recommended maximum distance between railing/cords. Spacing between the railing/cords that exceeds four inches is considered a safety hazard as a small child or pet could fall between the railing.

5. Electrical

Marginal



The detached garage has apparent floor heat. Due to the summer heat and hot exterior temperatures on the day of the home inspection, the performance level of the floor heat could not be determined.



Unfinished kitchen within the garage/pole barn with aged appliances.

6. Roof General

Visibility:

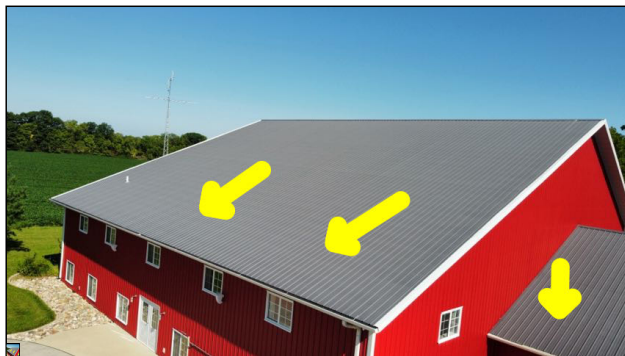
- All

Layers/Approximate Age:

- Appears to be 1 layer
- 7 - 10+ years

7. Roof

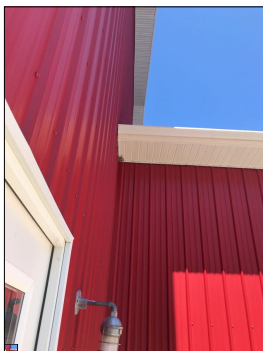
Marginal



The metal roof is missing a snow/ice guard. The lack of a snow/ice guard can allow large sheets of ice and snow to slide off of the roof, thus potentially causing property damage and/or bodily harm.

8. Siding

Acceptable
✓



Wasp nest observed. Wasp can cause bodily harm and property damage.

9. Windows

Acceptable
✓

10. Gutters

Marginal
✓

Findings:

- Displaced gutter guards

Kitchen

1. General



Kitchen.

2. Cabinets/Countertops

Acceptable
✓

3. Sink/Faucet/Plumbing

Marginal

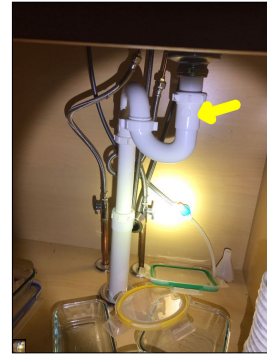


Findings:

- Limited visibility underneath the sink



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 125 degrees Fahrenheit.



S-trap underneath the sink. S-traps no longer meet modern day plumbing standards. S-traps have the potential to siphon and become dry, thus creating the potential to allow sewer gases into the house. S-traps have the potential to make a knocking/gurgling sound when draining.

4. Walls/Ceiling

Acceptable



5. Floor

Acceptable



6. Doors

Acceptable

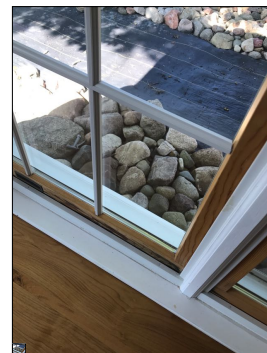


7. Windows

Marginal



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



Missing window screens.

8. Electrical



Findings:

- **GFCI** protected receptacles



The red button is inoperable.

9. Range



10. Exhaust Fan

Findings:

- Operable

11. Dishwasher



12. Refrigerator



Laundry

1. General



Laundry.



Unconventional tape along the dryer door.

2. Dryer Exhaust

- Findings:
- No visibility

3. Receptacles/Lights



4. Plumbing

- Findings:
- No visibility

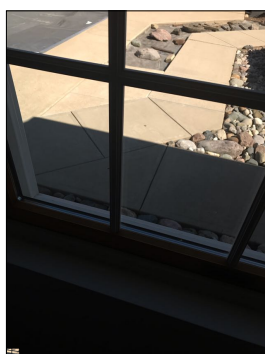
5. Dryer

- Findings:
- Operable

6. Washing Machine

- Findings:
- Operable

7. Windows



Missing window screens.

8. Walls/Ceiling

Acceptable
✓

9. Floor

Acceptable
✓

10. Heating Source

Heating source observed:

- Yes

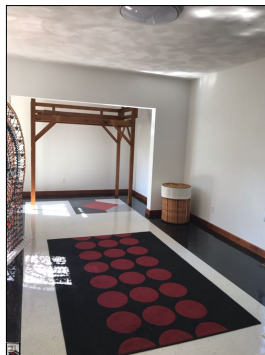
11. Laundry Sink

Acceptable
✓

Findings:

- Limited visibility underneath the sink

Bedroom 1

1. General

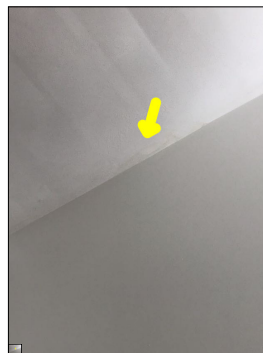
Bedroom.

2. Walls/Ceiling

Marginal



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



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

3. Floor

Acceptable



4. Doors

Acceptable



5. Windows

Marginal



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



Missing window screens.

6. Electrical

Acceptable



7. Heating Source

Heating source observed:

- Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Acceptable



3. Floor

Acceptable



4. Doors

Acceptable



5. Windows

Marginal



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



Missing window screens.

6. Electrical

Acceptable



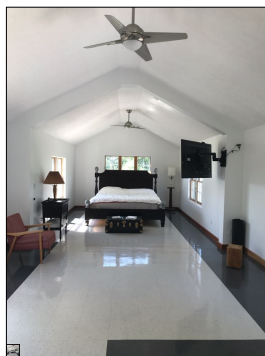
7. Heating Source

Heating source observed:

- Yes

Bedroom 3

1. General



Bedroom.

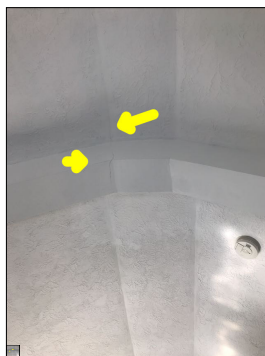
2. Walls/Ceiling

Marginal



Findings:

- Cracks

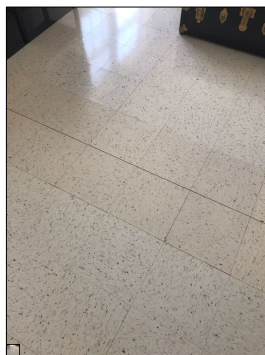


Cracks along the ceiling.

3. Floor

Marginal
✓

Findings:
• Slopes



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

4. Ceiling Fan

Marginal
✓



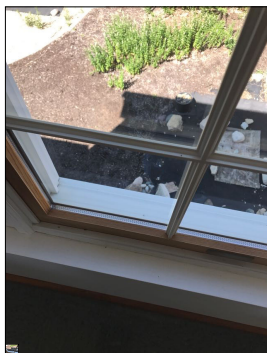
I was unable to operate the ceiling fan. There is no apparent wall switch or remote to the fan. Check with the seller to see if there is a remote that operates the fan.

5. Doors

Acceptable
✓

6. Windows

Marginal
✓



Missing window screens.



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

7. Electrical

Acceptable
✓

8. Heating Source

Heating source observed:

- Yes

Bedroom 4

1. General



Bedroom.

2. Walls/Ceiling

Acceptable
✓

3. Floor

Acceptable
✓

4. Ceiling Fan

Acceptable
✓

5. Doors

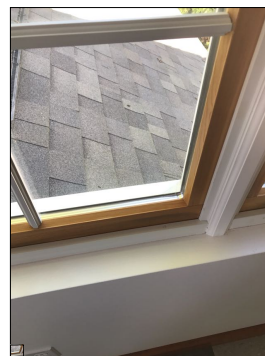
Acceptable
✓

6. Windows

Marginal
✓



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



Missing window screens.

7. Electrical

Acceptable
✓

8. Heating Source

Heating source observed:

- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing



Findings:

- Limited visibility underneath the sink



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

3. Shower/Bathtub



Please note, tiled floors should have an annual inspection and maintenance by a licensed general contractor to ensure the tile and grout are leak proof and are in good working condition.

4. Toilet

Acceptable
✓

5. Walls/Ceiling

Acceptable
✓

6. Floor

Acceptable
✓

7. Doors

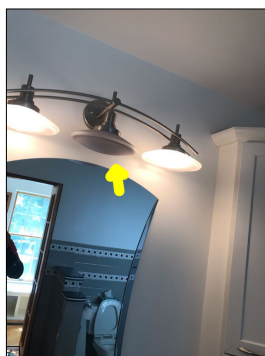
Acceptable
✓

8. Windows

Acceptable
✓

9. Electrical

Marginal
✓



The light is inoperable. The bulb might be burned out.

10. Exhaust Fan

Findings:
• Operable

11. Heating Source

Heating source observed:
• Yes

Bathroom 2

1. General



Bathroom.

2. Sinks/Plumbing

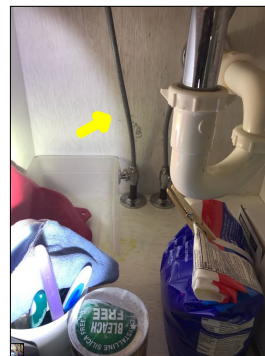
Marginal
✓

Findings:

- Limited visibility underneath the sink



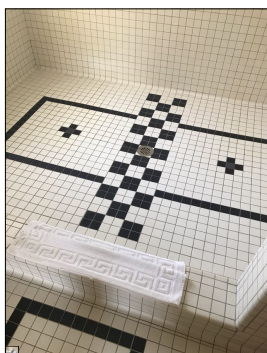
Inoperable drain stopper.



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



Please note, tiled floors should have an annual inspection and maintenance by a licensed general contractor to ensure the tile and grout are leak proof and are in good working condition.



The sprayer leaks during operation.

4. Toilet

Acceptable



5. Walls/Ceiling

Acceptable



6. Floor

Marginal



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

7. Doors

Acceptable



8. Windows

Acceptable
✓

9. Electrical

Acceptable
✓



The light is noisy during operation. This is considered a defect.

10. Exhaust Fan

Findings:
• Operable

11. Heating Source

Heating source observed:
• Yes

Bathroom 3

1. General



Bathroom.

2. Sinks/Plumbing

Acceptable
✓

3. Shower/Bathtub

Acceptable
✓

4. Toilet

Marginal
✓



The lever has to be held down for a few seconds for the toilet to flush. This is considered abnormal and a defect. A toilet should properly flush by simply pressing down on the lever and then releasing from the lever.

5. Walls/Ceiling

Acceptable
✓

6. Floor

Acceptable
✓

7. Doors

Acceptable
✓

8. Windows

Acceptable
✓

9. Electrical

Acceptable
✓

10. Exhaust Fan

Findings:

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

11. Heating Source

Heating source observed:

- Yes
- Apparent floor heat

Living Room

1. General



Living room.

2. Walls/Ceiling

Marginal
✓



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

3. Floor

Acceptable
✓

4. Doors

Acceptable
✓

5. Windows

Marginal
✓



Missing window screens.

6. Electrical

Acceptable
✓

7. Heating Source

Heating source observed:

- Yes

Office

1. General



Office.

2. Walls/Ceiling

Acceptable



3. Floor

Acceptable



4. Doors

Acceptable



5. Windows

Marginal



Missing window screens.



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

6. Electrical



7. Heating Source

Heating source observed:

- Yes

Loft

1. General



Loft

2. Walls/Ceiling



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



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

3. Floor



4. Ceiling Fan

Acceptable



5. Doors

Acceptable



6. Windows

Acceptable



7. Electrical

Acceptable



8. Heating Source

Heating source observed:

- Yes

Attic/Structure/Framing/Insulation

1. Access

Accessibility:

- No access

2. Sheathing/Framing



The attic is inaccessible due to the access panel being fastened/secured/glued down. It is beyond the scope of a general home inspection to remove glued/secured panels. Doing so could result in property damage. Attic systems, framing, and components could not be properly inspected.

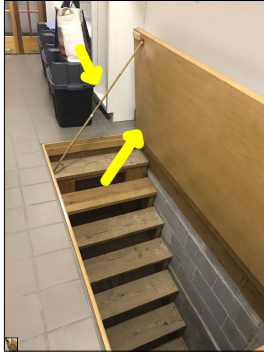
Basement/Crawl Space

1. Stairs



Findings:

- Missing handrail



Unconventional stick design to hold up the door to the basement. This is a potential safety hazard as the door is heavy and could cause bodily harm if it would fall. Also, the stick is merely held on by pressure from the door. In addition, one must step over the stick to get down the steps.



Missing handrail.

2. Foundation Type

Findings:

- Concrete block
- Stone

3. Foundation/Floor

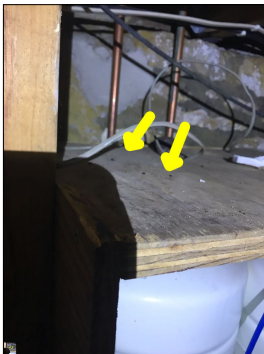


Findings:

- Limited visibility
- Cracks
- Recommend structural engineer further evaluate and make necessary repairs

Observations:

- 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.



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



Field stone foundation observed in some areas. Field stone foundations no longer meet modern day structural standards. Field stone foundations are considered aged. Potential repairs to stone foundations and water intrusion from field stone foundations should not be a surprise.



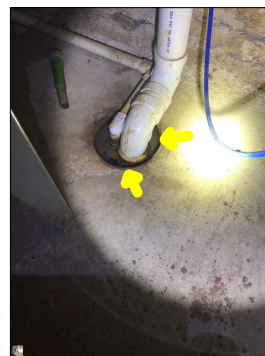
Old stair case observed.



Dirt floor. Dirt floors are not recommended. A dirt 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 dirt floors be properly encapsulated.



Dirt floor. Dirt floors are not recommended. A dirt 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 dirt floors be properly encapsulated.



Standing water observed within the drain. This is an indication that the water table underneath the slab is high. High water tables can potentially cause water intrusion into house and create excessive hydrostatic pressure, thus creating water intrusion into the house and foundation defects.



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.



Gaps and deterioration along the foundation.

4. Windows



Aged windows.

5. Electrical



Missing receptacle cover.



The wires along the concrete/stone are not wrapped in conduit. This is considered abnormal, amateur craftsmanship and a potential safety hazard. The wires can absorb moisture from the concrete/stone, thus causing arcing, spark and/or fire.

6. Beams/Subfloor/Joists/Columns



Findings:

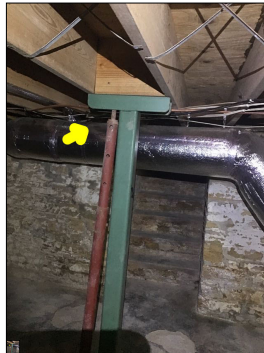
- Limited visibility
- Wood destroying insect damage
- Recommend structural engineer evaluate

Observations:

- Unconventional alterations and column supports. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure.
- Exit holes observed. Exit holes are an indication of an infestation of powderpost beetles. Powderpost beetles are a wood destroying insect and can cause structural damage and property damage.



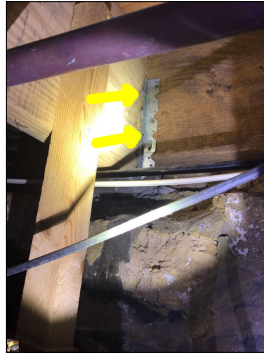
Exit holes observed. Exit holes are an indication of an infestation of powderpost beetles. Powderpost beetles are a wood destroying insect and can cause structural damage and property damage.



Unconventional alterations and column supports. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure.



Exit holes observed. Exit holes are an indication of an infestation of powderpost beetles. Powderpost beetles are a wood destroying insect and can cause structural damage and property damage.



Some of the holes for the joist hangers are missing fasteners. This is considered abnormal, a defect, and this practice does not meet the industry standard.

7. Plumbing/Drainage

Marginal
✓



The water valve is closed. Recommend identifying why the valve is closed and where the water supply lines go behind the valve.



Rust and corrosion along the plumbing pipes.



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

8. Crawl Space Notes

Notes:

- Restricted access
- The crawl space had limited accessibility and visibility due to low clearance, plumbing, 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

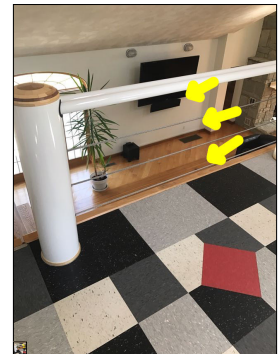
4. Stairs



Missing handrail.



Missing handrail.



The spacing between the railing/cords exceeds four inches. Four inches is the recommended maximum distance between railing/cords. Spacing between the railing/cords that exceeds four inches is considered a safety hazard as a small child or pet could fall between the railing.

5. Additional Information

Observations:

- Please note, the house is aged. Aged houses can potentially have knob and tube wiring or had knob and tube wiring in the past. Knob and tube wiring is a potential safety hazard and does not meet modern day electrical standards. Knob and tube wiring can potentially be concealed behind walls, ceilings, etc.
- 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/Bryant
- The approximate manufacture date is 2010

2. Refrigerant Type

Findings:

- R410

3. Cooling System

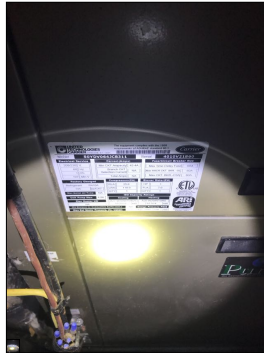


Findings:

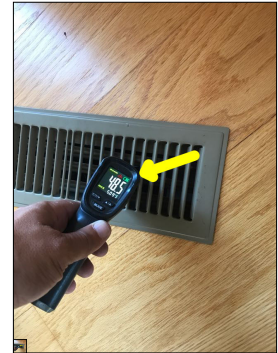
- The temperature drop for the air conditioning was approximately 22 degrees Fahrenheit.
- Needs cleaning/serviced
- No current service record
- Service recommended



Geothermal



Geothermal 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 48 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 70 degrees Fahrenheit.

Heating System

1. Heating General Information

Brand/Approximate Age:

- Brand/Bryant
- The approximate manufacture date is 2010

Heat Exchanger:

- Sealed
- Not visible

2. Energy Source

Type:

- Geothermal

3. Heating System



Findings:

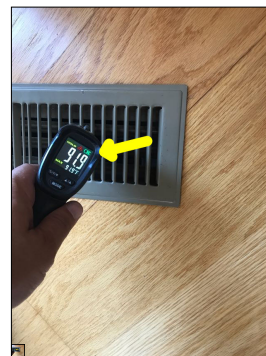
- The temperature rise for the geothermal was approximately 20 degrees Fahrenheit.
- No current service record
- Service recommended
- Please note, there is no indication that the geothermal has experienced annual routine preventative maintenance. It is recommended that appliances have annual maintenance to prolong the life of the appliance, ensure the appliances are operating at optimal performance, keep warranties valid and help avoid unexpected/costly repairs.



Geothermal.



Data plate.



The photo identifies the temperature of the supply air while the geothermal was in operation. The approximate temperature of the supply air was 91 degrees Fahrenheit.



The photo identifies the temperature of the return air while the geothermal was in operation. The approximate temperature of the return air was 71 degrees Fahrenheit.



The photo identifies the temperature of the supply air while the emergency heat was in operation. The approximate temperature of the supply air was 105 degrees Fahrenheit.



The photo identifies the temperature of the return air while the emergency heat was in operation. The approximate temperature of the return air was 77 degrees Fahrenheit.

Plumbing

1. Main Water Shut-Off Valve

Location:
• Basement



Apparent main water shut-off valve.

2. Main Fuel Shut-Off Valve

Location:
• Exterior



Main fuel shut off valve.

3. Visible Water Distribution Plumbing

Materials:

- Copper

4. Visible Drain/Vent Plumbing

Materials:

- PVC

5. Condition Of Water Supply/Drain/Vents Plumbing

Marginal
✓

Findings:

- Limited visibility
- Rust/Corrosion
- S-traps/unconventional traps
- Hot water present
- Please review entire report

6. Visible Fuel Lines

Materials:

- Black iron
- **CSSI**
- Copper

7. Condition Of Fuel Lines

Marginal
✓



The fuel tank is aged.



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



Gas smell noticed when inspecting the tank. This is a potential safety hazard.

8. Pressure Tank/Well Pump

Poor
✓

Observations:

- Rust and corrosion along the water supply lines. Also, moisture observed in the area. This is considered an active plumbing leak. An active or intermittent water source can cause mold growth and property damage.



Apparent pressure tank.



The well pressure was approximately 25 PSI during the inspection.



Rust and corrosion along the water supply lines. Also, moisture observed in the area. This is considered an active plumbing leak. An active or intermittent water source can cause mold growth and property damage.

9. Well Pump

Location:

- Submersible

10. Water Softener

Marginal
✓



Water softener.



Moisture/dampness observed under the water softener. An active or intermittent water source can cause damage, mold, water damage. No active leaks in this area observed on the day of the inspection. Recommend licensed plumber further evaluate and make necessary repairs.



Water softener within the detached garage/pole barn.

11. Water Quality Test

Water quality test:

- No

Water Heater

1. Water Heater General Information

Brand/Approximate Age:

- Brand/Bradford White
- The approximate manufacture date is 2011

Type:

- Gas

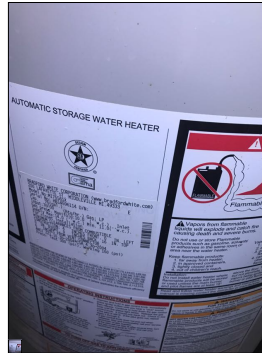
2. Water Heater

Findings:

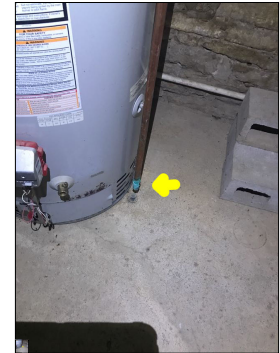
- Recommend licensed plumber further evaluate and make necessary repairs



Water heater.



Water heater data plate.



Corrosion along the end of the temperature and pressure relief valve extension. This is considered a defect and an indication that the water heater might have discharged in the past.



Corrosion along the water supply lines.



Negative sloped flue. This is not a recommended practice and is a potential safety hazard. A negative sloped flue can cause backdrafting which could cause carbon monoxide to leak into the house.

Water Heater 2

1. Water Heater General Information

Brand/Approximate Age:

- Brand/AO Smith
- The approximate manufacture date is 2013

Type:

- Electric

2. Water Heater



Water heater.



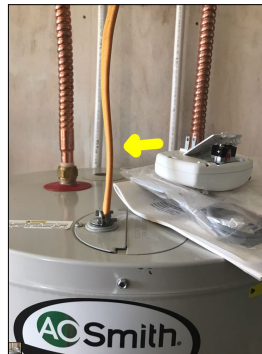
Water heater data plate.



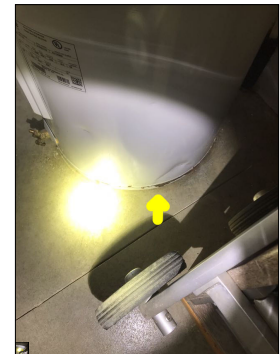
The temperature and pressure relief valve extension is missing. This is a potential safety hazard.



Corrosion along the end of the temperature and pressure relief valve. This is considered a defect and an indication that the water heater might have discharged in the past.



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.



Rust and corrosion along the water heater. This is considered a defect. An active or intermittent water source can cause property damage and mold growth. Also, there is a dent along the water heater.

Water Heater 3

1. Water Heater General Information

Brand/Approximate Age:

- Brand/AO Smith
- The approximate manufacture date is 2014

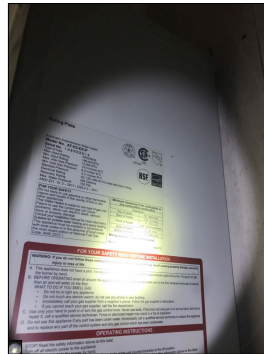
Type:

- Gas

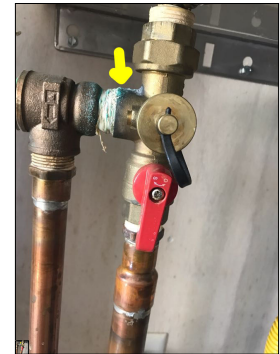
2. Water Heater



Water heater.



Water heater data plate.



Corrosion along the water supply lines.

Electrical

1. General Information

Location of panels:

- Basement

Voltage/Amperage:

- 120/240 volts
- 200 amps

2. Branch Wire

Type:

- Copper

3. Electrical



Findings:

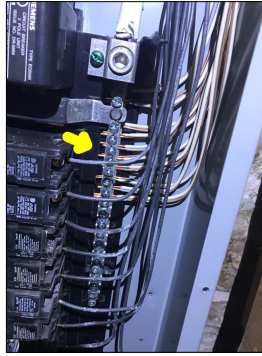
- Recommend licensed electrician further evaluate and make necessary repairs

Observations:

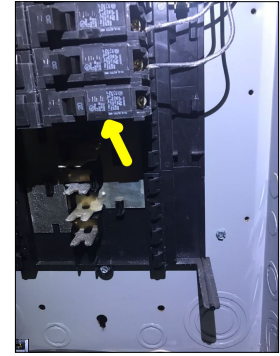
- Rust and corrosion within the circuit breaker panel. This is considered abnormal and a potential safety hazard. An active or intermittent water source can cause rust and corrosion. Rust/corroded terminals and connections increase resistance in the circuit that can cause overheating, thus causing arcing, spark and/or fire. Some areas of rust and corrosion may not be visible and could be concealed behind breakers, wires, etc.
- The bonding screw is not removed from the sub panel. This is a potential safety hazard.



General photo of the 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.

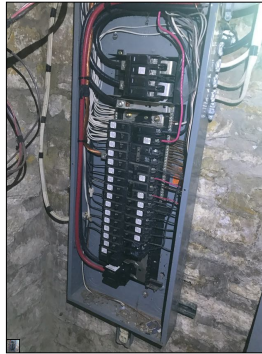


Unused circuit breaker.

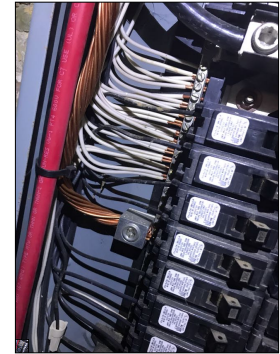


Rust and corrosion within the circuit breaker panel. This is considered abnormal and a potential safety hazard. An active or intermittent water source can cause rust and corrosion.

Rusted/corroded terminals and connections increase resistance in the circuit that can cause overheating, thus causing arcing, spark and/or fire. Some areas of rust and corrosion may not be visible and could be concealed behind breakers, wires, etc.



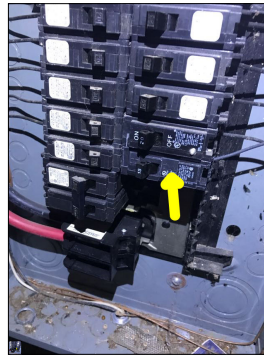
General photo of the circuit breaker panel.



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.



Unused circuit breaker.



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.



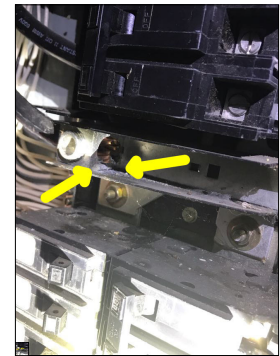
Unused circuit breaker.



Rust and corrosion within the circuit breaker panel. This is considered abnormal and a potential safety hazard. An active or intermittent water source can cause rust and corrosion. Rust/corroded terminals and connections increase resistance in the circuit that can cause overheating, thus causing arcing, spark and/or fire. Some areas of rust and corrosion may not be visible and could be concealed behind breakers, wires, etc.



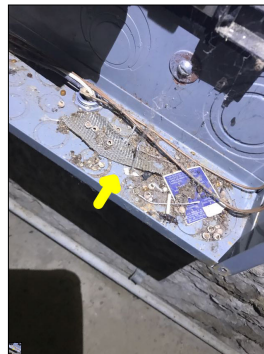
The electrical panel is mounted to the concrete/field stone. This does not meet the industry standard is a potential safety hazard. Concrete/stone can hold moisture. Moisture from the concrete/stone can wick onto the electrical panel. An active or intermittent water source to an electrical component can cause rust, corrosion, property damage and potentially cause bodily harm.



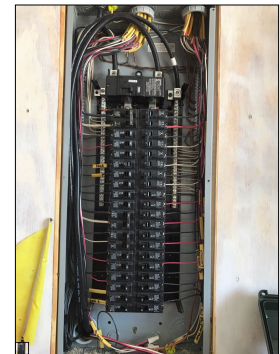
Rust and corrosion within the circuit breaker panel. This is considered abnormal and a potential safety hazard. An active or intermittent water source can cause rust and corrosion. Rust/corroded terminals and connections increase resistance in the circuit that can cause overheating, thus causing arcing, spark and/or fire. Some areas of rust and corrosion may not be visible and could be concealed behind breakers, wires, etc.



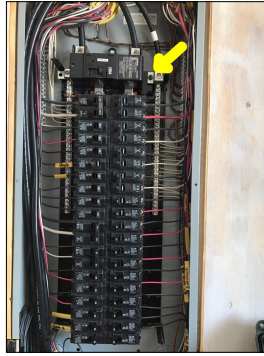
Mice/rodent droppings within the electrical panel. Wildlife activity can cause property damage.



The panels are dirty and need cleaning.



General photo of the circuit breaker panel.



The bonding screw is not removed from the sub panel. This is a potential safety hazard.

Glossary

Term	Definition
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.