FAMILYGUARD

HOME INSPECTION REPORT



Inspector: Alex Bishop
License #: HI01600042

619 Harbor Walk Dr. Fort Wayne, IN 46819
Inspection Prepared For: Seller

Date of Inspection: 9/15/2026
Age of House: 47 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.

Attic/Structure/Framing/Insulation		
Page 35 Item: 6	Sheathing/Framing	• Mold like substance along the sheathing/framing. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage. • Signs of nesting within the attic. Wildlife activity can cause property damage.
Interior		
Page 36 Item: 4	Additional Information	• Please note, the house has a musty, moldy and foul odor within the interior of the house. This is considered abnormal and a defect. An active or intermittent water source can cause mold growth and foul odors.

Grounds

1. Driveway

Marginal Safety Hazard

Findings:
- Cracks/deterioration/pitting
- Uneven surfaces



Cracks and deterioration along the driveway.



Cracks and deterioration along the driveway.

2. Service Walks/Steps

Marginal Safety Hazard



Uneven surfaces along the service walks.

3. Porch

Marginal



The column is loose.

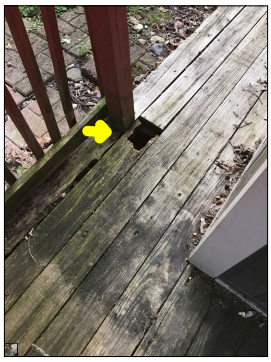
4. Patio/Deck

Findings:

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



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.



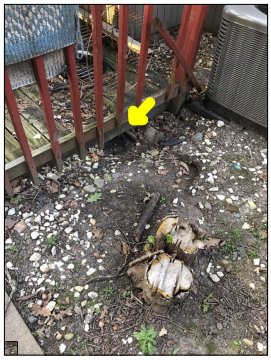
Damaged boards.



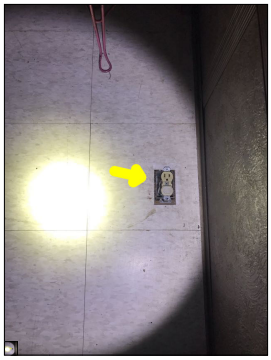
Damaged boards.



The railing is loose. Also, loose and detached boards/posts.



Signs of burrowing under the deck. Wildlife activity can cause property damage.



Exposed wires. This is a safety hazard.



Damaged floor tiles.



Holes along the window screens.



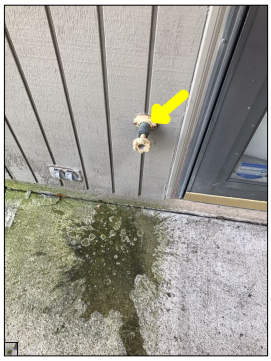
The hot tub appears to be resting along the wood deck. Hot tubs make excessive weight. It is recommended to check the foundation below the hot tub to ensure it can withstand the weight of the hot tub when it's full of water.

5. Hose Bibs

Findings:

Marginal

• 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.

6. Landscaping

Marginal



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.



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

Roof

1. Roof Visibility

Findings:

• All

2. Roof Layers

Findings:

• Appears to be 2+ layers

3. Roof Type

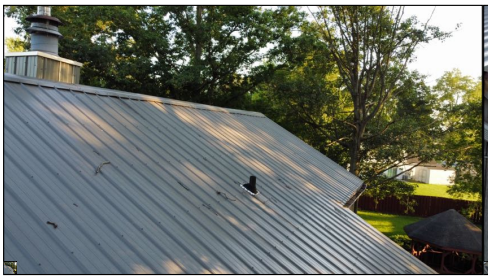
Findings:
• Asphalt

4. Approximate Age of Roof

Findings:
• 15+ years

5. Condition

Condition:
• Recommend licensed roofer further evaluate and make necessary repairs



General photo of the roof.



General photo of the roof.



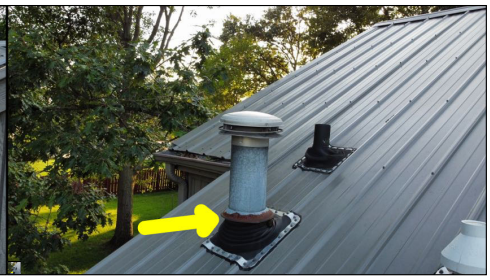
Unconventional waves/sags along the roof. This is considered abnormal and a defect.



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.



Unconventional gap along the valley where debris is catching. This is considered abnormal and a defect.



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



There is a tarp along the roof. This is considered abnormal and a defect.



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.

6. Skylights

Observed:
- Yes

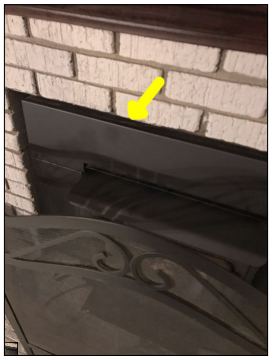
Exterior

1. Chimney/Fireplace

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



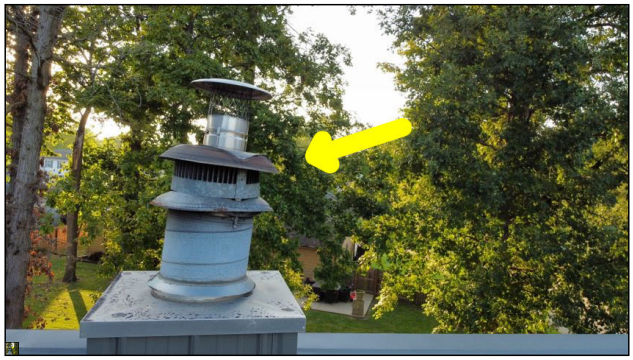
The fireplace is dirty and needs cleaning/serviced.



The insert is loose. Upon operating the door, the entire insert moves.



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



The flue is unconventionally crooked. This is considered abnormal and a defect.

2. Gutters

Marginal

Findings:
- Need to be cleaned



The downspout is loose.



Damage along the bracket.



The gutter system is partially 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.



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

Findings:

Poor

• 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



Deterioration along the siding.



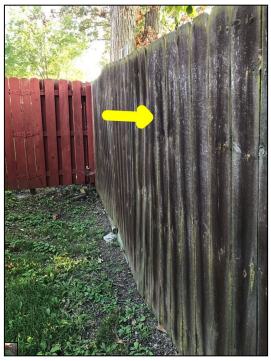
Wood rot damage.



Wood rot damage.



Wood rot damage.



The fence is leaning.



Wood rot damage.



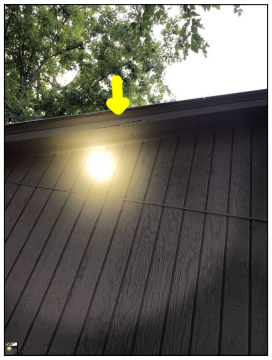
Holes along the siding.



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



Signs of damage from carpenter bees. Carpenter bees are a wood destroying insect and can cause property damage and structural damage.



Signs of damage from carpenter bees. Carpenter bees are a wood destroying insect and can cause property damage and structural damage.



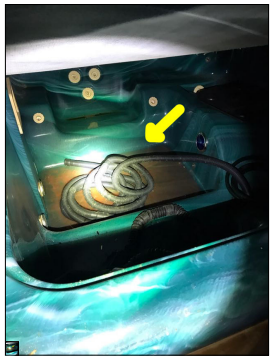
Wood rot damage.



Wood rot damage.



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.



The hot tub is not in service.

4. Foundation/Slab

Marginal

Findings:
- Limited visibility



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.

5. Exterior Electrical

Marginal Safety Hazard

Findings:
- Non GFCI protected



Non GFCI protected receptacles.

6. Wood Destroying Insect Damage/Treatment

Findings:
- Signs of wood destroying insect damage observed
- Finished walls/ceilings
- Cabinetry/shelving
- Furniture/stored items
- Cluttered condition
- Exterior siding
- Dense vegetation
- Carpenter bees

Garage

1. Overhead Door(s)

Marginal

Findings:
- Noisy



Dents/damage along the overhead garage door.

2. Automatic Opener

Acceptable

3. Safety Reverse

Acceptable

4. Floor/Slab

Marginal

Findings:
• Cracks



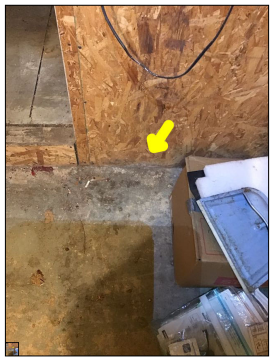
Cracks and deterioration along the floor.



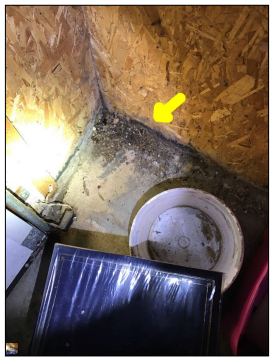
Signs of wildlife activity within the garage.

5. Walls/Ceiling

Marginal



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.



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

6. Doors

Marginal



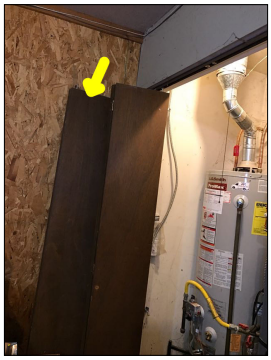
The door rubs the frame during operation.



Mold like substance along the door.



Damage along the storm door.



Detached doors.

7. Electrical

Findings:

Marginal Safety Hazard • Non GFCI protected



Non GFCI protected receptacles.

Kitchen

1. General



Kitchen.

2. Cabinets/Countertops

Findings:

Marginal • Signs of previous water damage under sink

3. Sink/Faucet/Plumbing

Marginal

Findings:
- Limited visibility underneath the sink
- Aged garbage disposal



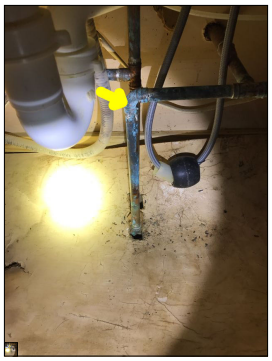
Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 103 degrees Fahrenheit.



Signs of previous water damage underneath the sink and a mold like substance. An active or intermittent water source can cause mold growth and property damage, such as wood rot 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.



Rust/corrosion along the plumbing pipes.



Signs of previous water damage underneath the sink and a mold like substance. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.



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

4. Walls/Ceiling

Marginal



The wall is two different colors. This is considered abnormal.

5. Floor

Acceptable

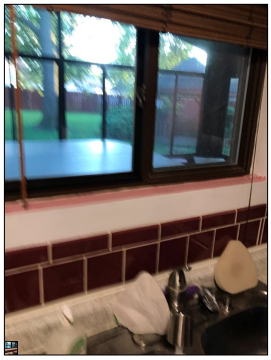
6. Doors

Marginal

Findings:
• Aged rear entry door

7. Windows

Marginal Aged



Aged window.

8. Electrical

Marginal



The light flickers. This is considered a defect.



Loose receptacles.



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

9. Range

Marginal Aged

10. Exhaust Fan

Findings:
- Operable
- Aged

11. Dishwasher

Poor Aged



The dishwasher did not call for water when turned on. This is considered a defect.

12. Dishwasher Drain Line Looped

Findings:
- No
- Safety hazard

13. Refrigerator

Poor



The refrigerator is inoperable. It is unplugged. It is beyond the scope of a general home inspection to plug in appliances. Doing so could potentially cause property damage.

14. Microwave

Marginal Aged

Laundry

1. General



Laundry.

2. Dryer Exhaust

Marginal

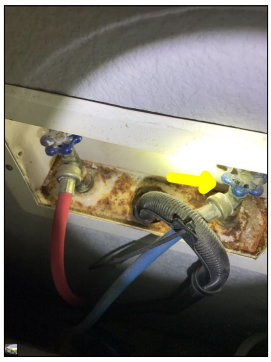
Findings:
- Recommend cleaning ductwork

3. Receptacles/Lights

Acceptable

4. Plumbing

Marginal



Rust/corrosion along the washer hook up lines.

5. Dryer

Findings:
- Operable

6. Washing Machine

Findings:
- Operable

7. Doors

Marginal



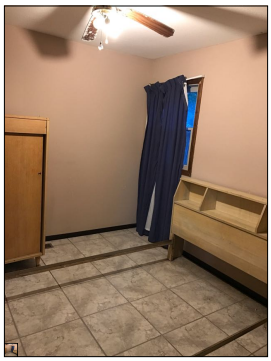
Detached doors.



Mold like substance along the doors.

Bedroom 1

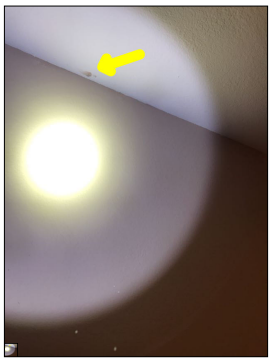
1. General



Bedroom.

2. Walls/Ceiling

Marginal



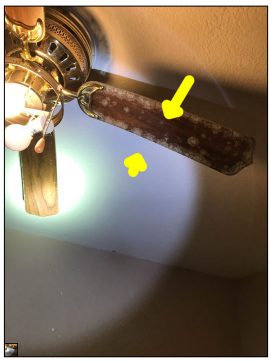
Discoloration along the ceiling.

3. Floor

Acceptable

4. Ceiling Fan

Poor



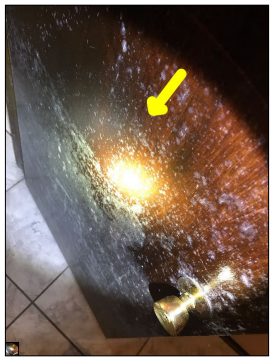
Mold like substance along the ceiling fan.

5. Doors

Marginal



Missing closet door.



Mold like substance along the doors.

6. Windows

Acceptable

7. Electrical

Marginal



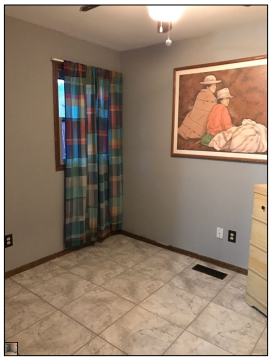
The receptacle is damaged.

8. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General



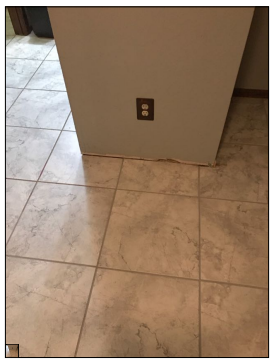
Bedroom.

2. Walls/Ceiling

Marginal



Cracks along the walls.



Missing baseboards.

3. Floor

Acceptable

4. Ceiling Fan

Marginal



Mold like substance along the ceiling fan.

5. Doors

Poor



Missing door.

6. Windows

Acceptable

7. Electrical

Acceptable

8. Heating Source

Heating source observed:
- Yes

Bedroom 3

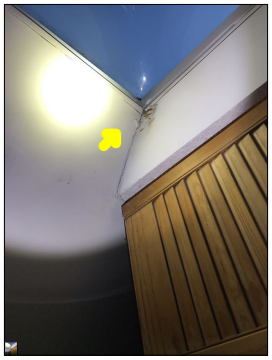
1. General



Bedroom.

2. Walls/Ceiling

Marginal



Flaking and peeling along the ceiling.



Cracks along the walls.



Discoloration along the ceiling.

3. Floor

Marginal



Loose carpet

4. Doors

Poor



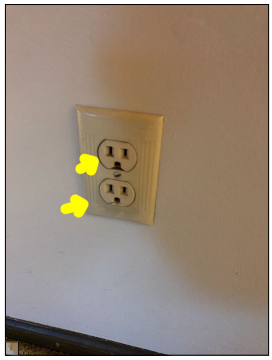
Damage along the door.

5. Windows

Acceptable

6. Electrical

Marginal Safety Hazard



Damaged receptacle.



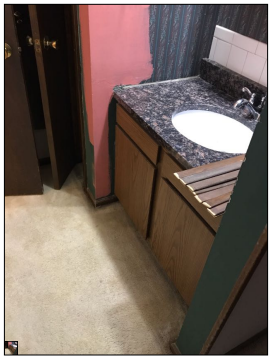
I was unable to find a function for the switch. There are no apparent lights or receptacles that are linked to the switch.

7. Heating Source

Heating source observed:
- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

Marginal

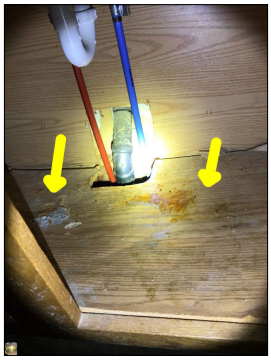
Findings:
- Limited visibility underneath the sink



Inoperable drain stopper.



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



Signs of previous water damage underneath the sink and a mold like substance. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.



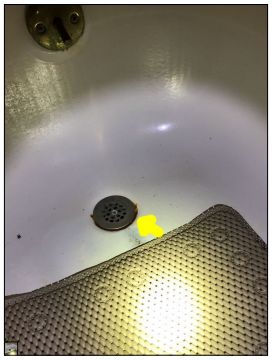
Mold like substance observed. An active or intermittent water source can cause mold growth and property damage.



Slow sink drainage. This is considered a defect.

3. Shower/Bathtub

Findings:
• Aged cast iron bathtub



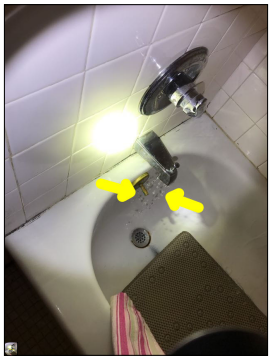
Rust and corrosion along the bathtub.



Inoperable drain stopper.



Mold like substance.



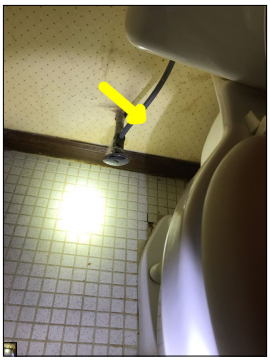
The bathtub faucet leaks while the showerhead is in operation. This is considered a defect. A properly functioning diverter will not allow any water through the bathtub faucet while the showerhead is in operation.

4. Toilet

Marginal



The toilet is crooked. This is considered abnormal and amateur craftsmanship.



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.

5. Walls/Ceiling

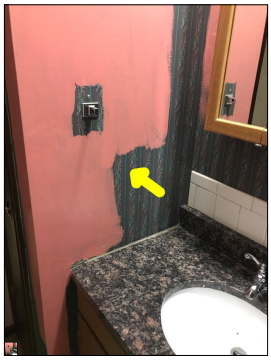
Marginal



Nail pops observed. Nail pops are considered a defect.



The exhaust fan is displaced.



The wall paper has paint over it. This is considered abnormal.

6. Floor

Marginal



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

7. Doors

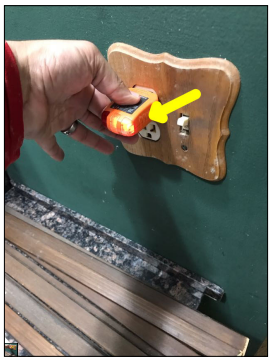
Marginal



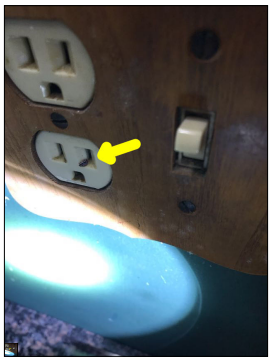
The door drags the floor during operation.

8. Electrical

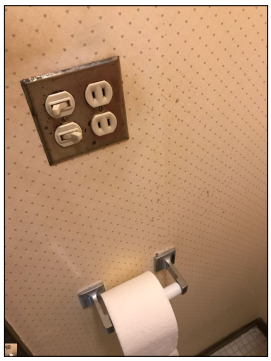
Poor Safety Hazard



Non GFCI protected receptacles.



Burn marks along the receptacle. This is a potential fire/safety hazard. Recommend licensed electrician further evaluate and make necessary repairs.



Two prong receptacles. Two prong receptacles are not grounded.

9. Exhaust Fan

Findings:
• Operable

10. Heating Source

Heating source observed:
• Yes

Bathroom 2

1. General



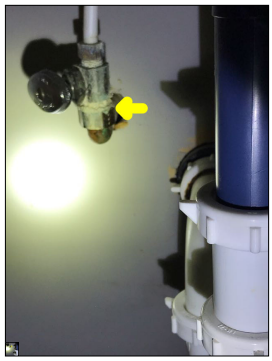
Bathroom.

2. Sinks/Plumbing

Findings:
Marginal
• Limited visibility underneath the sink



Signs of previous water damage underneath the sink and a mold like substance. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Findings:
Marginal Aged
• Aged cast iron bathtub



Inoperable drain stopper.



Mold like substance.



The diverter is defective. Water comes out from both the faucet and showerhead simultaneously.

4. Toilet

Marginal

Findings:
- Seat/lid loose



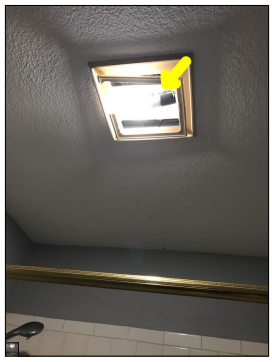
The tank is loose. This is considered a defect. A properly installed tank should not have any movement.

5. Walls/Ceiling

Marginal



Discoloration along the ceiling.



The cover to the light is missing.

6. Floor

Acceptable

7. Doors

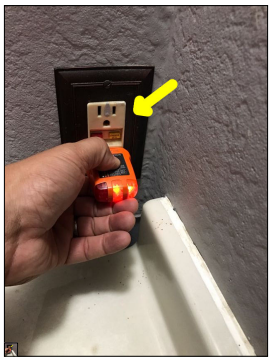
Marginal



Mold like substance along the door.

8. Electrical

Marginal Safety Hazard



Inoperable GFCI

9. Exhaust Fan

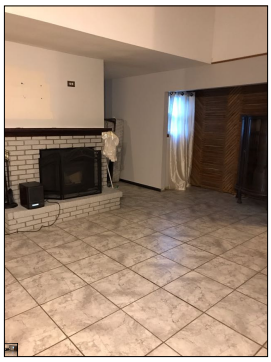
Findings:
- Noisy

10. Heating Source

Heating source observed:
- Yes

Living Room

1. General

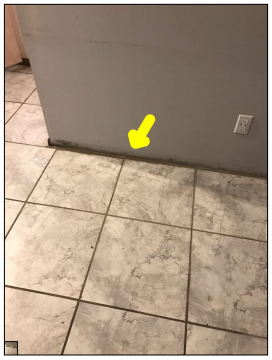


Living room.

2. Walls/Ceiling

Marginal

Findings:
- Discoloration
- Signs of previous water intrusion



Missing baseboards.



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

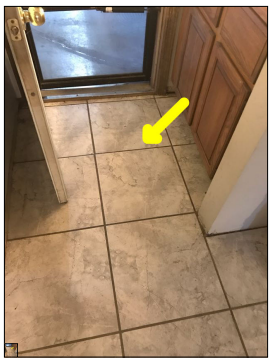


Discoloration along the ceiling and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.

3. Floor

Marginal

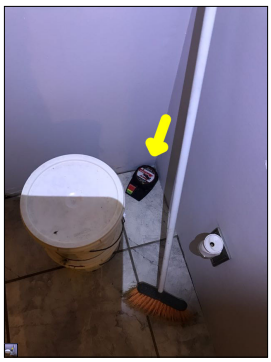
Findings:
- Slopes



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



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



Pest control observed. Wildlife activity can cause property damage.

4. Ceiling Fan

Findings:
• Shakes during operation

5. Windows

Acceptable

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
• Yes

Family Room

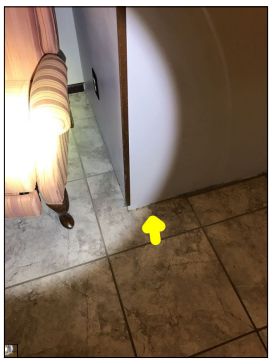
1. General



Family room.

2. Walls/Ceiling

Marginal



Missing baseboards.

3. Floor

Acceptable

4. Doors

Acceptable

5. Windows

Poor



Inoperable window. The bracket is detached and there is wood rot damage.

6. Electrical

Marginal



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

7. Heating Source

Heating source observed:
- Yes

Attic/Structure/Framing/Insulation

1. Access

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

2. Insulation Type

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

3. Insulation

Marginal

Findings:
- Signs of nesting
- Signs of wildlife activity
- Debris within the insulation
- Clutter within the attic

4. Ventilation

Poor

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

5. Exhaust Fans/Exhaust Ductwork

Poor

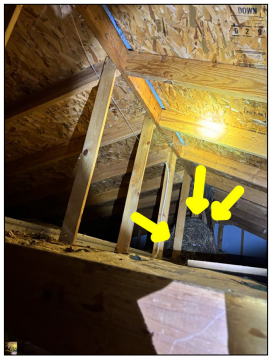
Findings:
- No exterior bathroom exhaust vents observed
- Exhaust fans not vented to the exterior can cause mold growth and property damage.

6. Sheathing/Framing

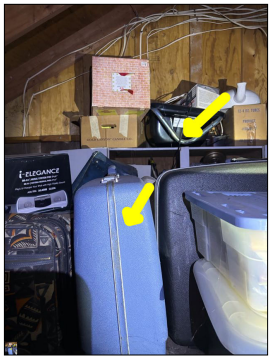
Marginal

Findings:
- Limited visibility
- Mold like substance

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



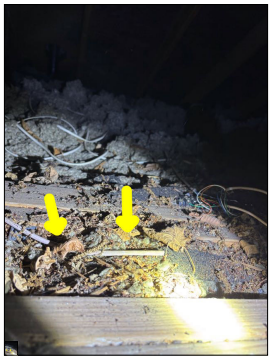
Signs of nesting within the attic. Wildlife activity can cause property damage.



Debris and clutter within the attic. Visibility and accessibility were limited.



Debris and clutter within the attic. Visibility and accessibility were limited.



Leaves observed in the attic. This is an indication of wildlife activity.



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



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

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.
• Please note, the house has a musty, moldy and foul odor within the interior of the house. This is considered abnormal and a defect. An active or intermittent water source can cause mold growth and foul odors.

Cooling System

1. Cooling System Information

Findings:
• Brand/Rheem
• The approximate manufacture date is 2022

2. Refrigerant Type

Findings:
• R410

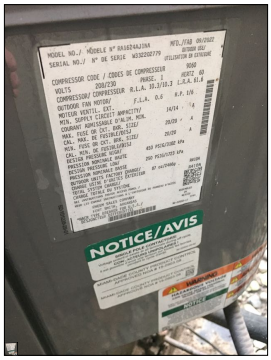
3. Cooling System

Findings:


• The temperature drop for the air conditioning was approximately 16 degrees Fahrenheit.
• Needs cleaning/serviced
• No current service record
• Service recommended
• Oversized circuit breaker (See electrical section)



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 59 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 75 degrees Fahrenheit.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Rheem
- The approximate manufacture date is 2022

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

Findings:

Marginal
- The temperature rise for the furnace was approximately 19 degrees Fahrenheit.
- No current service record
- Service recommended
- Furnace needs cleaning
- Ductwork needs cleaning



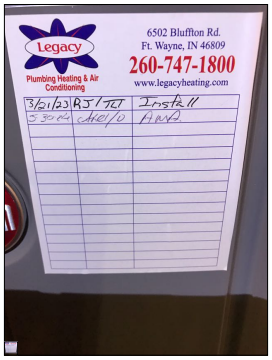
Please note, the house has sub slab HVAC ductwork. Sub slab ductwork can potentially allow water intrusion from the ground. Ground water entering into the ductwork can cause air quality problems and can hinder the performance of the heating and cooling systems. Also, sub slab ductwork can potentially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



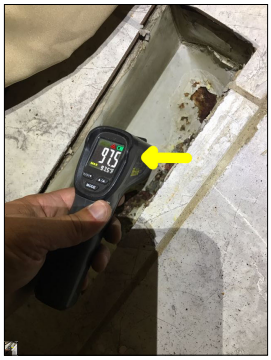
The HVAC ductwork is dirty. Recommended cleaning ductwork. Dirty ductwork can lead to poor air quality in every room of a home. Also, dirty ductwork can make heating and cooling less efficient and dirty ductwork can cause added wear and tear on HVAC heating and cooling systems thus shortening the lifespan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



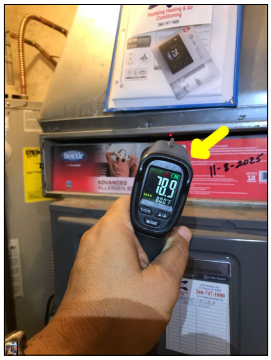
Furnace.



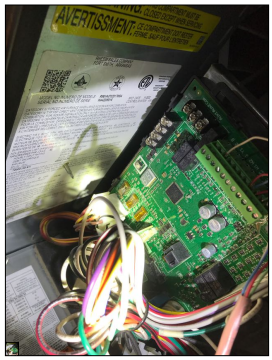
Please note, there is no indication that the furnace or air conditioning has experienced annual routine preventative maintenance. It is recommended that the furnace and air conditioning have annual maintenance to prolong the life of the appliances, ensure the appliances are operating at optimal performance, keep warranties valid, and help avoid unexpected and costly repairs.



The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 97 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 78 degrees Fahrenheit.



Furnace data plate.



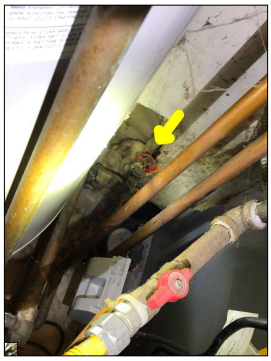
Rust and corrosion observed. This is considered a defect. An active or intermittent water source can cause rust and corrosion and property damage.

Plumbing

1. Main Water Shut-Off Valve

Marginal Aged

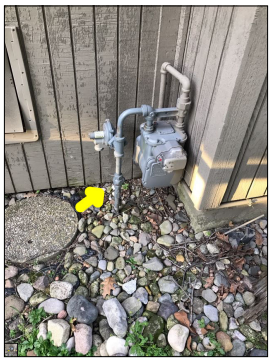
Location:
- Garage



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
- Polybutylene

4. Visible Drain/Vent Plumbing

Materials:
- PVC
- ABS

5. Condition Of Water Supply/Drain/Vents Plumbing

Marginal

Findings:
- Limited visibility
- Leak observed underneath bathroom 1 sink
- Hot water present
- 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

Findings:
- Rust/corrosion



The fuel line is routed along a step. This is a potential safety hazard as someone could potentially step on the fuel line, thus causing damage to the fuel line, which could create a fuel leak, or a trip hazard.



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/AO Smith
- The approximate manufacture date is 2008

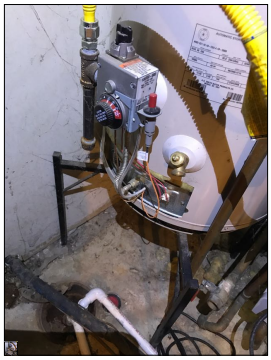
Type:
- Gas

2. Water Heater




Water heater.


Water heater data plate.


The cover to the burners is detached.

Electrical

1. General Information

Location of panels:
- Garage

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

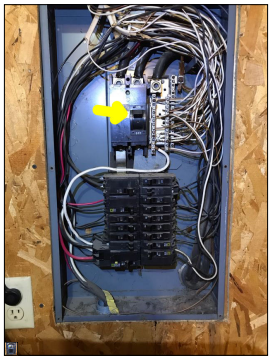
2. Branch Wire

Type:
- Copper

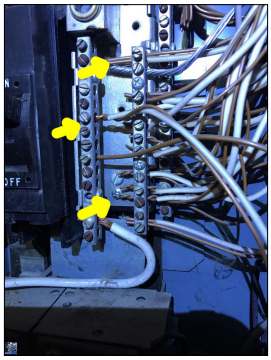
3. Electrical



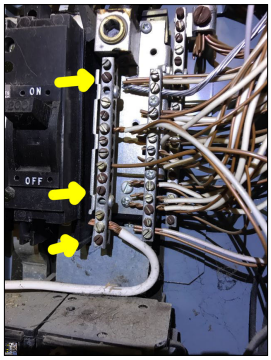
Findings:
- Oversized circuit breakers/improper wire gauge
- Recommend licensed electrician further evaluate and make necessary repairs



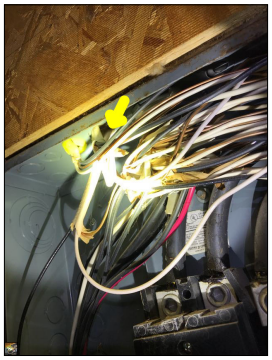
Main circuit breaker.



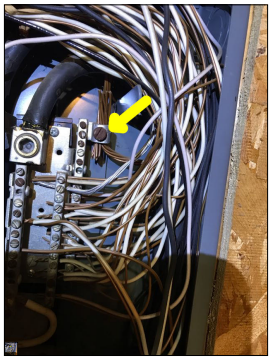
Double tapped neutral wires. Neutral wires should not share a terminal with any other wires, including ground wires. Double tapped neutrals are considered a safety hazard. Double tapped neutral wires do not allow the circuit to be isolated if the circuit needs to be worked on. Also, double tapped neutral wires under the same terminal can become loose, which could lead to arcing, overheating, spark and/or fire.



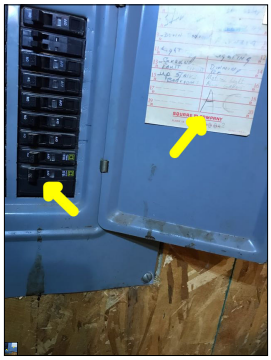
Rust and corrosion within the circuit breaker panel. This is considered abnormal and a potential safety hazard. An active or intermittent water source can cause rust and corrosion. Rusted/corroded terminals and connections increase resistance in the circuit that can cause overheating, thus causing arcing,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



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.



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 air conditioning (A/C) circuit breaker is oversized according to the data plate on the condenser. This is a potential safety hazard. According to the data plate on the condenser, the circuit breaker should not exceed 20 amps. The current size circuit breaker is 30 amps.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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.
Valley	The internal angle formed by the junction of two sloping sides of a roof.