FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

620 Anderson Ave. Fort Wayne, IN 46805
Inspection Prepared For: Seller

Date of Inspection: 9/14/2023
Age of House: 98 Years
Weather: Clear

Report Overview

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The inspection report is not a code inspection. The inspection report will focus on safety and function. The inspection report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair. It is the goal of the inspection report to provide a home buyer additional knowledge of the home. The knowledge from the inspection report is equipped to help a home buyer make a more informative decision during a real estate transaction. Not all improvements will be identified during the inspection. Unexpected repairs should still be anticipated. Please refer to the inspection agreement for a full explanation of the scope of the inspection. The inspection is a non-invasive and visual inspection only.

The report is a snapshot in time, on the day of the inspection. It is recommended that you carry out a final walk-through inspection immediately before closing to check the property's condition and to ensure your expectations are met with any negotiated repairs between you and the seller.

As noted in the inspection agreement, some components and systems throughout the house will be rated Acceptable, Marginal, Poor, Safety Hazard or Aged. Please refer to the inspection agreement or the below list/legend for a more detailed description of the definitions. Throughout the report, icons are utilized to make things easier to find and read. Use the list/legend below to understand each rating icon and definition.

Acceptable – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration. Please note, Acceptable does not mean perfection.

Marginal – Indicates the component does not meet the industry standard or the component is not equivalent to its original design and will probably require maintenance, repair or replacement anytime within five years.

Poor – Indicates the component or system will need repair or replacement now or in the very near future.

Safety Hazard – Denotes a condition that is unsafe and in need of prompt attention.

Aged - Indicates the component is towards the end of its lifespan and will need replacement or repair in the near future.

Please note, a system or component that is indicated as Marginal or Poor can also be simultaneously deemed as Aged and/or a Safety Hazard.

The report contains a unique pop-up glossary feature. Words highlighted in yellow will provide a definition or a tip when the mouse is hovered over the term.

Table Of Contents

Report Summary

The summary page identifies potentially notable findings. **Please review all pages of the report as the summary page is not a complete listing of all the findings in the report**. FamilyGuard recommends all home repairs, regardless of difficulty or size, be performed by a licensed professional. It is also recommended that all systems/components connected, joined, affixed, related to and/or in conjunction with any home repairs be further evaluated by a licensed professional. FamilyGuard recommends obtaining a copy of all receipts, warranties, permits, technician notes and a description of work performed for all home repairs and/or evaluations.

Roof		
Page 6 Item: 5	Condition	• Damaged roof shingles.
Basement		
Page 32 Item: 3	Foundation/Floor	• Cracks along the foundation walls.

Grounds

1. Driveway

Acceptable

General photo of the driveway.

2. Service Walks/Steps

Marginal

Findings:
• Cracks/deterioration/pitting

Cracks and deterioration along the service walks/steps.

Cracks and deterioration along the service walks.

Uneven surfaces along the service walks.

3. Hose Bibs

Marginal

Findings:
• No anti-siphon/frost free valve

No anti-siphon/frost free valve. The lack of an anti-siphon valve can allow water back flow into the water supply lines, thus contaminating potable water. This is a potential safety hazard. The lack of a frost 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.

4. Landscaping

Findings:
• Trim back trees/shrubberies

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.

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 Aged

Condition:
- Damaged shingles
- Subpar repairs
- Amateur craftsmanship
- Recommend licensed roofer further evaluate and make necessary repairs

Observations:
- Damaged roof shingles.

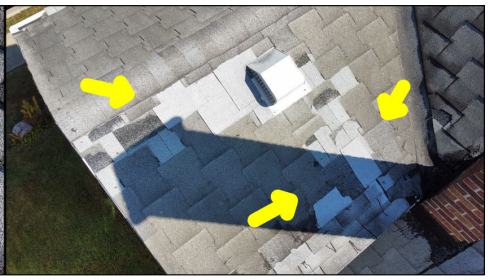
General photo of the roof.

Damaged roof shingles.

Damaged roof shingles.

Repairs observed along the roof. The repairs are considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

Damaged roof shingles.



Repairs observed along the roof. The repairs are considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

Exterior

1. Chimney/Fireplace

Poor

Findings:
- Cracks
- Subpar/improper flashing
- Unconventional/excessive use of sealant

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.

Deterioration and cracking along the chase.

2. Gutters

Findings:

Marginal

- Need to be cleaned

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

Dents/damage along the gutter system.

3. Siding

Findings:

Marginal

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


Flaking and peeling along the siding.


Flaking and peeling along the siding.


Flaking and peeling along the siding.


Flaking and peeling along the siding.


Damaged 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.


Flaking and peeling along the siding.


Wood rot damage.


Loose/detached siding.

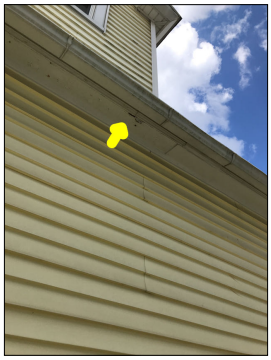

Discoloration along the siding.


Holes along the siding.


Missing siding.

Damaged siding.

Damaged siding.



Damaged siding.

The vent cover is missing a critter guard.

4. Exterior Electrical

Marginal Safety Hazard

The weather protection cover/globe is missing. The lack of a proper exterior cover/globe is a potential safety hazard. Without a cover, moisture can get into the electrical wiring/components, thus causing spark, arcing and/or fire.

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
- Termites

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Marginal Aged

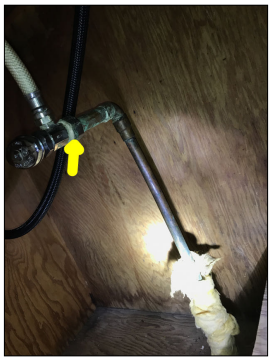
3. Sink/Faucet/Plumbing

Marginal

Findings:
- Rust/corrosion
- Unconventional traps

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.

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 114 degrees Fahrenheit.



Rust/corrosion along the plumbing pipes.

4. Walls/Ceiling

Marginal

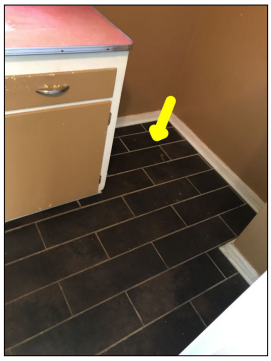
Findings:
- Cracks

Cracks along the walls.

5. Floor

Marginal

Findings:
- Squeaks
- Slopes



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

6. Doors

Acceptable

7. Windows

Acceptable

8. Ceiling Fan

Acceptable

9. Electrical

Marginal

The receptacle is inoperable.

10. Range

Findings:
- Operable

Acceptable

11. Exhaust Fan

Findings:
- None

12. Refrigerator

Findings:
- Operable
- Dirty/needs cleaning

Marginal

Laundry

1. General

Laundry.

2. Dryer Exhaust

Acceptable

Findings:
- Recommend cleaning ductwork

3. Receptacles/Lights

Acceptable

4. Plumbing

Marginal

Findings:
- Rust/corrosion
- Missing P-trap

The drain line from the washing machine does not have a proper P-trap. The lack of a proper P-trap can potentially allow sewer gases into the house. Sewer gases are a potential safety hazard.

Rust/corrosion along the washer hook up lines.

5. Dryer

Findings:
- Aged

6. Washing Machine

Findings:
- Aged

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Poor

Findings:
- Cracks
- Discoloration

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

Cracks along the ceiling.

3. Floor

Acceptable

Findings:
- Squeaks

4. Ceiling Fan

Poor

Findings:
- Noisy
- Shakes during operation

5. Doors

Poor

Findings:
- Missing door

Missing door.

Missing door.

Missing door.

6. Windows

Findings:
• Missing/torn/displaced screens

Missing window screens.

Cracks along the seal, this is a sign that the window is aged.

7. Electrical

Findings:
• Open ground/neutral

Two prong receptacles. Two prong receptacles are not grounded.

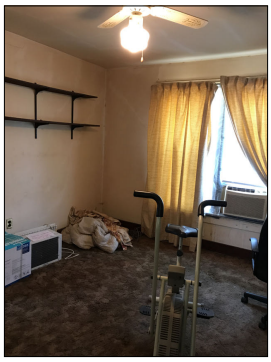
The light is inoperable.

8. Heating Source

Heating source observed:
• Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Findings:
• Cracks

Cracks along the ceiling.

Cracks along the walls.

Cracks along the walls.

3. Floor

Findings:
• Squeaks
• Slopes

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

4. Ceiling Fan

Marginal

The chain to adjust the fan speed is missing. This is considered a defect.

5. Doors

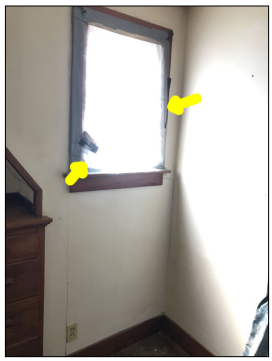
Marginal

Findings:
- Damage/holes/dents

Holes along the door.

6. Windows

Poor Aged



Plastic along the window. This is considered abnormal and amateur craftsmanship. This is most likely an indication that the window is poorly insulated.

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7. Electrical

Findings:
- Open ground/neutral
- 2 prong receptacles

Two prong receptacles. Two prong receptacles are not grounded.

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

Open ground receptacles.

8. Heating Source

Heating source observed:
- Yes

Bathroom 1

1. General

Bathroom.

2. Sinks/Plumbing

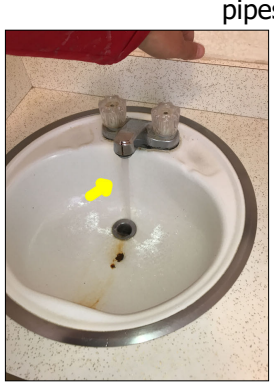
Findings:
- Rust/corrosion
- Drain stopper inoperable/missing

Missing drain stopper.

Rust and corrosion along the sink.

Rust/corrosion along the plumbing pipes.

Rust/corrosion along the bottom of the sink.



Abnormal water pressure/flow from the faucet. The abnormal water pressure/flow is causing water to splash outside the sink. An active or intermittent water source can cause property damage.

3. Toilet

Acceptable

4. Walls/Ceiling

Marginal

Findings:
• Cracks

Cracks along the walls.

5. Floor

Acceptable

Findings:
• Squeaks

6. Doors

Marginal

Findings:
• Door/lock out of alignment

The door does not latch properly.

Flaking and peeling along the door.

The door rubs the frame during operation.

7. Windows

Acceptable

8. Electrical

Acceptable

Findings:
• GFCI protected receptacles

9. Exhaust Fan

Findings:
• None

10. Heating Source

Heating source observed:
• Yes

Bathroom 2

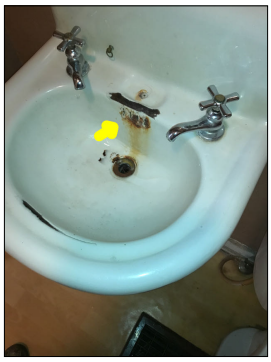
1. General

Bathroom.

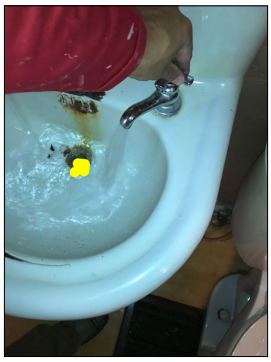
2. Sinks/Plumbing

Findings:
- Rust/corrosion
- Drain stopper inoperable/missing

Missing drain stopper.



Rust and corrosion along the sink.



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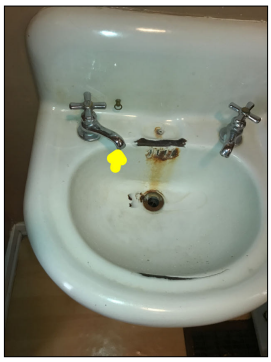
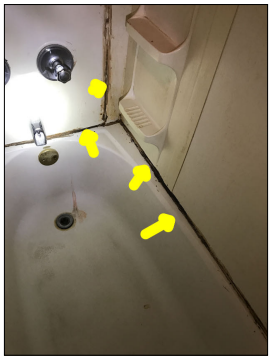


The faucet leaks when turned off. This is considered abnormal and a defect.

3. Shower/Bathtub

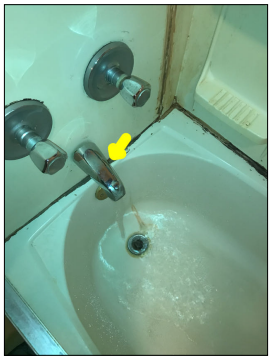
Findings:
- Inoperable handle
- Drain stopper inoperable/missing
- Discoloration
- Defective diverter



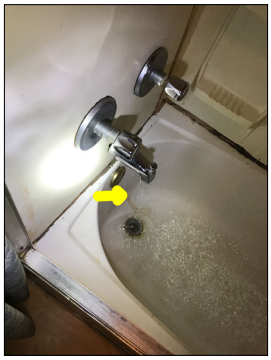
Discoloration along the bathtub. Discoloration can potentially be a mold like substance.

Missing drain stopper.

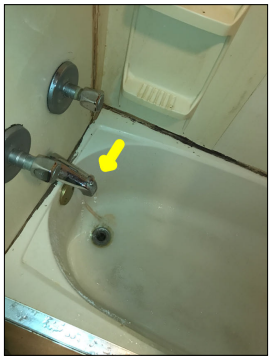
The door does not stay open. It slides to a closed position. Both shower doors have the same defect.



The faucet is loose.



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



The diverter rod does not drop when the showerhead is turned off. This is considered abnormal and a defect. Unless the diverter rod is manually disengaged when turning the showerhead off, the next person to turn the bathtub faucet on will receive water from the showerhead.

Inoperable handle. Opening the valve does not make any water come from the faucet.

4. Toilet

Marginal

Findings:
• Rust/corrosion

The toilet is unconventionally on top of the vent cover. This is considered abnormal.

Rust and corrosion along the toilet anchor bolts. This is considered a defect and the rust and corrosion can cause the toilet to become loose and potentially leak.

5. Walls/Ceiling

Acceptable

6. Floor

Findings:
• Squeaks

7. Doors

Findings:
• Damage/holes/dents

Holes along the door.

8. Windows

Findings:
• Broken/missing hardware

The window sash falls down upon opening the window.

9. Electrical

Findings:
• GFCI protected receptacles

The GFCI intermittently trips. This is considered abnormal and a defect.

10. Exhaust Fan

Findings:
- Operable
- Noisy

11. Heating Source

Heating source observed:
- Yes

Living Room

1. General

Living room.

2. Walls/Ceiling

Findings:

Marginal
- Cracks
- Discoloration

Cracks along the walls.

Cracks along the ceiling.

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

3. Floor

Marginal

Findings:
- Squeaks
- Slopes

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

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

4. Ceiling Fan

Acceptable

5. Doors

Marginal Aged

Findings:
- Aged entry door

6. Windows

Plastic along the window. This is considered abnormal and amateur craftsmanship. This is most likely an indication that the window is poorly insulated.

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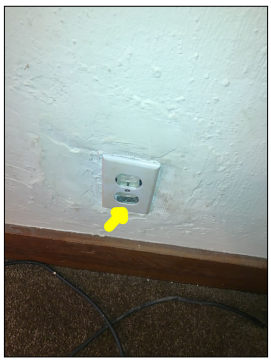
7. Electrical

Findings:
- Recessed receptacles



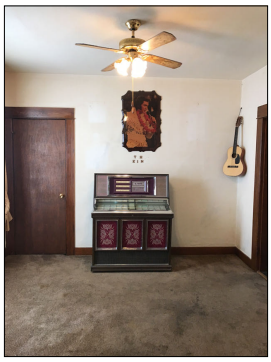
Recessed receptacles. Recessed receptacles are considered amateur craftsmanship and a defect.

8. Heating Source

Heating source observed:
- Yes

Dining Room

1. General



Dining room.

2. Walls/Ceiling

Marginal

Findings:
- Cracks
- Discoloration

Cracks along the walls.

Cracks along the ceiling.

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

3. Floor

Marginal

Findings:
- Squeaks
- Slopes

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

4. Ceiling Fan

Findings:
- Noisy
- Shakes during operation

5. Doors

6. Windows

Aged windows.

7. Electrical

Findings:
- Loose/missing/cracked

Cracked cover.

8. Heating Source

Heating source observed:
- Yes

Foyer

1. General

Foyer.

2. Walls/Ceiling

Poor

Findings:
• Discoloration

The ceiling is caving in.

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

Marginal

The door does not latch properly.

5. Windows

Poor Aged

Aged windows.

6. Electrical

Findings:
• Inoperable lights

Marginal

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

7. Heating Source

Heating source observed:
- No
- None visible

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
- Fiberglass
- Cellulose
- Loose

3. Insulation

Marginal

Findings:
- Signs of rodent droppings
- Signs of nesting
- Signs of wildlife activity

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

4. Ventilation

Marginal

Findings:
- Ventilation appears inadequate
- Inadequate ventilation can create moisture problems

5. Exhaust Fans/Exhaust Ductwork

Acceptable

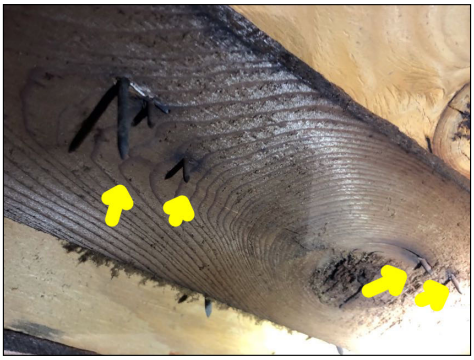
Findings:
- Exhaust vents observed on exterior

6. Sheathing/Framing

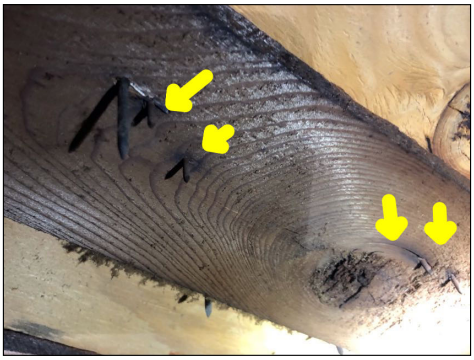
Marginal

Findings:
- Discoloration

General photo of the attic.



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



The black discoloration around the roofing nails is a potential mold like substance. This is caused by an active or intermittent water source. In most cases, the discoloration is caused by inadequate attic ventilation. An active or intermittent water source can cause mold growth and property damage.

Basement

1. Stairs

Marginal Safety Hazard

Findings:
- Low overhead clearance

2. Foundation Type

Findings:
- Concrete block

3. Foundation/Floor

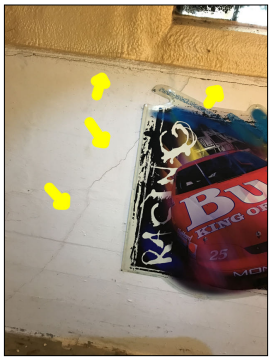
Marginal

Findings:
- Limited visibility
- Cracks
- Signs of movement

Observations:
- Cracks along the foundation walls.

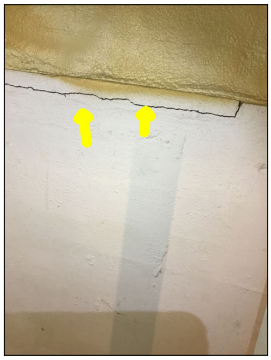
Pest control observed. Wildlife activity can cause property damage.

Cracks and signs of movement along the foundation walls.



Cracks and signs of movement along the foundation walls.

Cracks and signs of movement along the foundation walls.



Cracks and signs of movement along the foundation walls.

Drilled holes observed along the slab. This is an indication of previous termite treatment. Termites are a wood destroying insect and can cause structural damage to a house.

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4. Windows

Poor Aged

Aged windows.

5. Electrical

Marginal

Findings:
• Open junction boxes

Two prong receptacles. Two prong receptacles are not grounded.

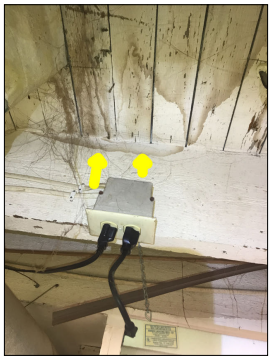
Missing receptacle cover.

6. Beams/Subfloor/Joists/Columns

Marginal

Findings:
- Limited visibility
- Water damage

Signs of previous water intrusion and water damage. An active or intermittent water source can cause mold growth and property damage.



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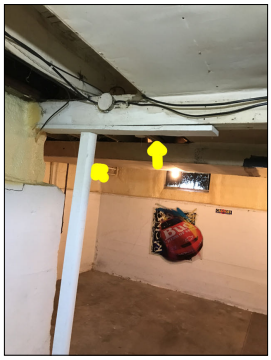
Unconventional alterations and column supports. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure.



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

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.

Signs of previous water intrusion and water damage. An active or intermittent water source can cause mold growth and property damage.

7. Plumbing/Drainage

Marginal

Findings:

- Sump pump operable
- Rust/corrosion
- Aged drain pipes
- The general rule of thumb is that if you do not know how old your sump pump is, it should probably be replaced, or at the very least inspected, cleaned and maintained by a licensed plumber. Most sump pumps should be replaced every five years or according to the manufacturer's suggestion. FamilyGuard always recommends a backup sump pump to the primary sump pump. Sump pumps should always discharge at minimum 25 plus feet from the house. Please note, it is not always possible to locate the discharge location of a sump pump. This is because of several reasons, such as, interior walls/ceilings/drywall blocking the visibility of following the discharge pipe to the exterior of the house, a low water table underneath the house which means the sump pump is not in periodic operation during the inspection, buried sump pump discharge pipe along the exterior, etc. Failure to properly discharge water away from the house can cause excessive hydrostatic pressure against the foundation walls and an elevated water table underneath the house, thus causing excessive wear and tear on the sump pump, potential foundation issues and possible water intrusion into the house.

Lead water supply pipes. Lead pipes are a potential safety hazard. Recommend upgrading from lead pipes to modern day water supply pipes, such as PEX or copper.

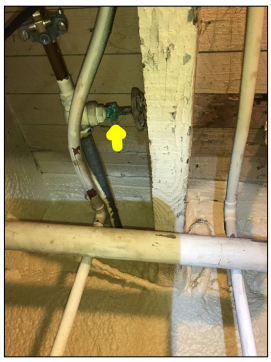
Aged copper drain pipes. Copper pipes make good water supply lines, however, they are not as effective for drain pipes. This is because copper drain pipes are thin walled, which means they are not very robust. Also, some cleaning products and house hold products are acidic which causes copper pipes to corrode. Also, urine is acidic, which can also cause copper pipes to corrode. Due to the age of copper drain pipes, repairs should be anticipated and possible replacement of copper drain pipes should be anticipated.

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.

Rubber coupler observed. This is an indication that previous repairs were conducted along the plumbing lines.

The sump pump discharges into the main drain pipes. This is not a recommended practice and does not meet the industry standard. Sump pumps should discharge to the exterior.



Rust and corrosion along the plumbing pipes.

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

Findings:
• Loose handrail

Cracks and damage along the walls in the stairwell.

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

Findings:
- The house is not equipped with a central cooling system

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Armstrong Air
- The approximate manufacture date is 2010

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

Findings:

Marginal

- The temperature rise for the furnace was approximately 41 degrees Fahrenheit.
- No current service record
- Service recommended
- Ductwork needs cleaning

Furnace.

Furnace data plate.

The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 116 degrees Fahrenheit.

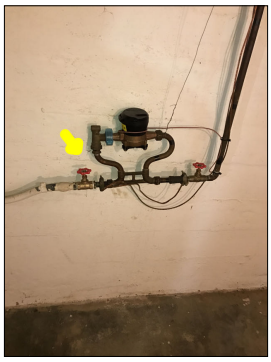
The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 75 degrees Fahrenheit.

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

Plumbing

1. Main Water Shut-Off Valve

Location:
- Basement



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
- Lead

4. Visible Drain/Vent Plumbing

Materials:
- PVC
- Copper
- Cast iron

5. Condition Of Water Supply/Drain/Vents Plumbing

Findings:
- Limited visibility
- Rust/Corrosion
- S-traps/unconventional traps
- Hot water present
- Lead pipes
- 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

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 2019

Type:
- Gas

2. Water Heater

Findings:
- Rust/corrosion
- Defects with flue

Water heater.

Water heater data plate.

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

Corrosion along the water supply lines.

Improper flue. There should be a minimum of twelve inches between the draft hood outlet and the first elbow or connector. The current design of the flue is a potential safety hazard as it could cause the flue to backdraft and release carbon monoxide into the house.

Corrosion along the water supply lines.

Electrical

1. General Information

Location of panels:
- Basement

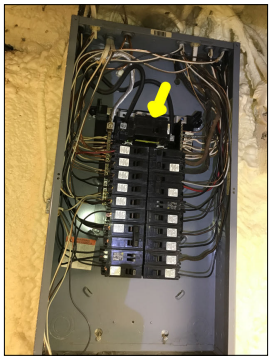
Voltage/Amperage:
- 120/240 volts
- 100 amps

2. Branch Wire

Type:
- Copper

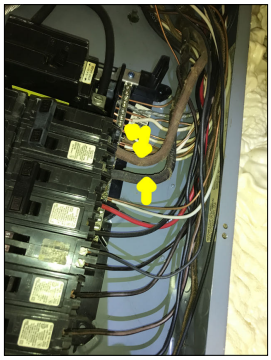
3. Electrical

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

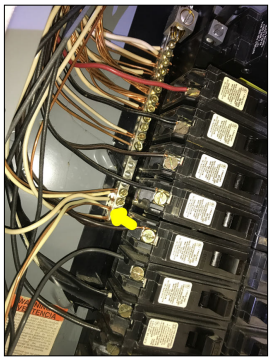


Main circuit breaker.

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.



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.



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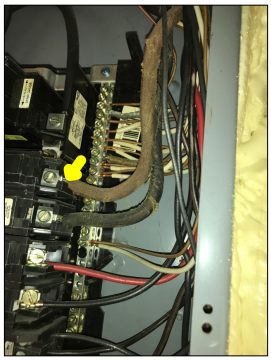
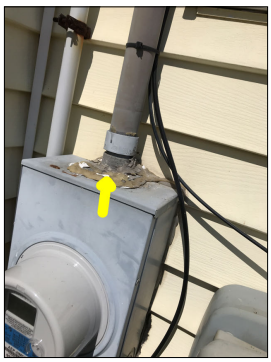
The double tap is improperly installed. This is a potential safety hazard.



Aluminum stranded branch wire. It is required by the standards of practice to let the client know the metallic type of branch wiring. Aluminum stranded branch wire is common for current electrical wiring practices.

4. Service Wires/Meter

Marginal



Unconventional adhesive along the meter box. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure.

Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Double Tap	A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose. Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.
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.