FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

2510 Pleasant Ave. Fort Wayne, IN 46805
Inspection Prepared For: Seller

Date of Inspection: 10/25/2023
Age of House: 106 Years
Weather: Rain

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.

Heating System		
Page 40 Item: 3	Heating System	• The furnace leaks during operation.

Grounds

1. Driveway

Marginal

Findings:
• Grass/dirt/gravel surface

2. Service Walks/Steps

Marginal

Findings:
• Cracks/deterioration/pitting

Cracks and deterioration along the service walks.

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

3. Porch

Marginal

Findings:
• Recommend refinishing

Loose boards.

4. Hose Bibs

Poor

Findings:
• No anti-siphon/frost free valve
• Inoperable

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.

Inoperable hose bib.

5. 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 2+ layers

3. Roof Type

Findings:
- Asphalt

4. Approximate Age of Roof

Findings:
- 5 - 10+ years

5. Condition

Marginal

Condition:
- Unconventional/excessive use of sealant
- Rust/corrosion
- Biological growth

General photo of the roof.

General photo of the roof.

Torn flashing. This is a potential leak point. Water intrusion into the attic and house can cause property damage and mold growth.

Biological growth along the roof. This is considered a defect. Biological growth has the potential to hold water. Shingles are not designed to hold water, shingles are designed to shed water.

Biological growth along the roof. This is considered a defect. Biological growth has the potential to hold water. Shingles are not designed to hold water, shingles are designed to shed water.

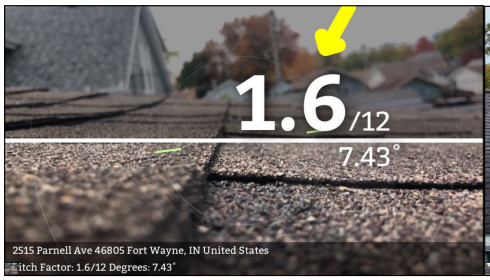
Tree branches observed along the roof. Falling tree branches can cause damage to the roof system, thus resulting in water intrusion into the attic/house.

Unconventional flashing. Water can get underneath the shingles. This is a potential leak point area.

Unconventional flashing. Water can get underneath the shingles. This is a potential leak point area.

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.

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



The roof pitch is unconventionally low for asphalt roof shingles. For most asphalt shingles, the manufactured specs state a roof pitch of 4/12 is the lowest pitch rated for asphalt roof shingles. Asphalt shingles installed on a pitch lower than a 4/12 can cause water intrusion into the house because the shingles cannot properly shed the water and water can get underneath the shingles. However, some manufacturers of asphalt roof shingles will allow roof shingles to be applied to a roof pitch that is lower than 4/12, but does not drop below a roof pitch of 2/12. The application of roof shingles on a roof that has a pitch lower than 4/12, but not lower than 2/12 can only be applied if extra layers of protection, such as ice and water shield, are added to the sheathing before the shingles are installed. Please note, there is no visual way to determine if the added layers of protection have been added to the roof system. Recommended asking the seller for information about the roof installation or having a licensed roofer further evaluate and make necessary repairs. For roof systems with a pitch lower than 4/12, the recommended material to use is metal, rubber or rolled asphalt.

The ridge line is sagging. This is considered abnormal and a structural defect.

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

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.

Exterior

1. Gutters

Poor

Findings:
- Loose/detached

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.

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.

The gutter system is detached.

2. Siding

Marginal

Findings:
- Cracks/gaps/holes
- Discoloration
- 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

Unconventional application of caulk and repairs along the siding. This is considered abnormal and amateur craftsmanship.

Gaps along the siding.

Gaps along the siding.

Discoloration along the siding.

Holes along the siding.

Bird's nest. Wildlife activity can cause property 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.

Missing louvres.

Discoloration along the siding.

Flaking and peeling along the siding.

3. Exterior Electrical

Findings:

Marginal Safety Hazard

- Non GFCI protected

Non GFCI protected receptacles.

4. Wood Destroying Insect Damage/Treatment

Findings:

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

Garage

1. Overhead Door(s)

Marginal

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

2. Automatic Opener

Findings:
• Operable

Acceptable

3. Safety Reverse

Acceptable

4. Floor/Slab

Acceptable

5. Doors

Marginal

The threshold is loose. This is considered a defect and trip hazard.

6. Electrical

Findings:
• Non GFCI protected

Non GFCI protected receptacles.

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.

7. Roof General

Visibility:
• All

Layers/Approximate Age:
• Appears to be 1 layer

8. Roof

Vegetation in proximity of the roof. Falling branches can damage the roof system. Also, vegetation in proximity of the roof can enable small animals and rodents access to the roof. Wildlife activity can cause property damage.

Biological growth along the roof. This is considered a defect. Biological growth has the potential to hold water. Shingles are not designed to hold water, shingles are designed to shed water.

9. Siding

Findings:
• Loose/detached

Discoloration along the siding.

Missing siding.

10. Windows

Acceptable

11. Gutters

Poor

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

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Findings:
• Loose/detached

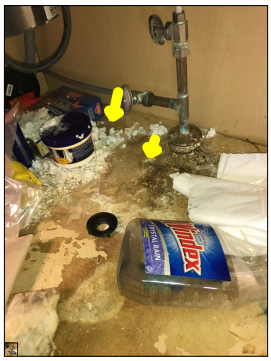
The countertop island is not properly mounted to the floor.

3. Sink/Faucet/Plumbing

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 114 degrees Fahrenheit.

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.



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

Rust/corrosion along the plumbing pipes.

The garbage disposal is inoperable.

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.

4. Walls/Ceiling

Findings:
- Discoloration

Discoloration along the ceiling.

5. Floor

Findings:
- Squeaks
- Slopes

6. Doors

Marginal

The door drags the floor during operation.

7. Windows

Marginal

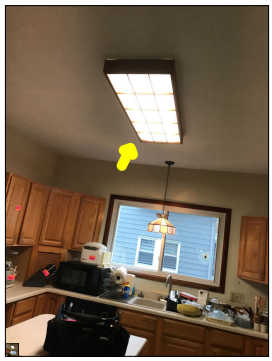
Findings:
• Window/lock out of alignment

The window lock does not properly align with the latch keeper. This is considered a defect.

8. Electrical

Marginal

Findings:
• Noisy lights



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

Rust and corrosion along the electrical switch cover. This is considered abnormal. An active or intermittent water source on electrical components can cause property damage and defects to an electrical system.

9. Range

Findings:
• Operable

10. Exhaust Fan

Findings:
• Inoperable
• Aged

11. Dishwasher

Findings:
• Operable

12. Dishwasher Drain Line Looped

Findings:
• No
• Safety hazard

13. Refrigerator

Findings:
• Operable

Laundry

1. General

Laundry.

2. Dryer Exhaust

Findings:
• Unconventional bends in the dryer ductwork

Unconventional/excessive bends along the dryer ductwork. Unconventional/excessive bends along the dryer ductwork can restrict airflow. Restricted airflow can cause overheating, spark and/or fire.

3. Receptacles/Lights

Marginal Safety Hazard

Loose receptacle.

4. Plumbing

Acceptable

Findings:
• Limited visibility

5. Dryer

Findings:
• Aged

6. Washing Machine

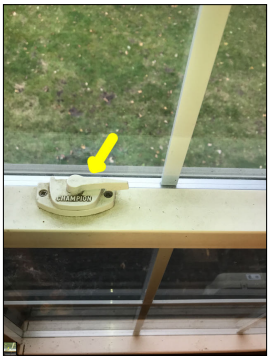
Findings:
• Aged

7. Windows

Marginal

Findings:
• Missing/torn/displaced screens

Holes along the window screen.



The window lock does not properly align with the latch keeper. This is considered a defect.

8. Walls/Ceiling

Marginal

Findings:
- Discoloration

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

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9. Floor

Marginal

Findings:
- Slopes
- Squeaks

10. Heating Source

Heating source observed:
- No
- None visible

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Marginal

Findings:
• Discoloration

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

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3. Floor

Marginal

Findings:
• Squeaks

Gaps along the floor.

4. Doors

Marginal

The door drags the floor during operation.

The door rubs the frame during operation.

5. Windows

Marginal

Findings:
- Window/lock out of alignment

The lock does not catch the latch keeper.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General

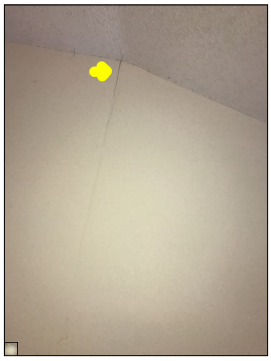
Bedroom.

2. Walls/Ceiling

Marginal

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

Cracks along the ceiling.



Cracks along the walls.

3. Floor

Marginal

Findings:
- Squeaks
- Slopes

4. Doors

Marginal

The door drags the floor during operation.

5. Windows

Marginal Aged

Missing window screens.

The window lock does not properly align with the latch keeper. This is considered a defect.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 3

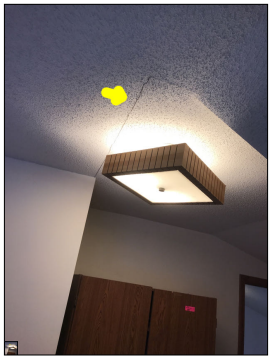
1. General

Bedroom.

2. Walls/Ceiling

Marginal

Findings:
- Cracks
- Discoloration



Cracks along the ceiling.

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

Cracks along the walls.

3. Floor

Marginal

Findings:
- Squeaks
- Slopes

4. Doors

Marginal

Findings:
- Missing door

The door drags the floor during operation.

5. Windows

Findings:
• Missing/torn/displaced screens

Holes along the window screen.

Missing window screens.

6. Electrical

7. Heating Source

Heating source observed:
• Yes

Bathroom 1

1. General

Bathroom.

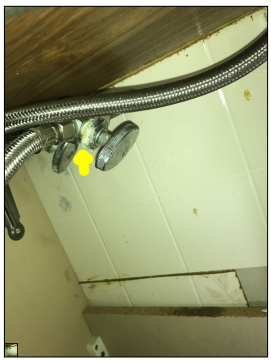
2. Sinks/Plumbing

Marginal

Findings:
- Limited visibility underneath the sink
- Rust/corrosion

Missing drain stopper.

Unconventional trap underneath the sink. Unconventional traps have the potential to siphon and become dry, thus creating the potential to allow sewer gases into the house. Unconventional traps have the potential to make a knocking/gurgling sound when draining.



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Marginal

Findings:
- Defective diverter

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.

Slow drainage.

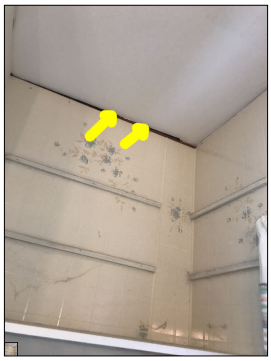
4. Toilet

Marginal

Findings:
- Seat/lid loose

5. Walls/Ceiling

Marginal



Gaps along the ceiling.

6. Floor

Marginal

Findings:
- Squeaks
- Slopes

7. Doors

Marginal

The door does not latch properly.

8. Windows

Marginal

Loose/detached weatherstrip.

Loose casing.

9. Electrical

Findings:
• GFCI protected receptacles

Acceptable

10. Exhaust Fan

Findings:
• Operable

11. Heating Source

Heating source observed:
• Yes

Living Room

1. General

Living room.

2. Walls/Ceiling

Findings:
- Discoloration

Marginal

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

Cracks along the walls.

3. Floor

Findings:
- Squeaks
- Slopes

Marginal

4. Doors

Marginal

Missing storm door.

Torn weatherstrip along the door.

5. Windows

Marginal

Findings:
• Missing/torn/displaced screens

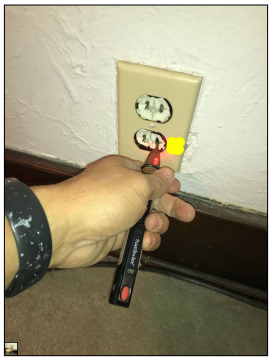
Holes along the window screen.

6. Electrical

Marginal Safety Hazard

The receptacle has reverse polarity.

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



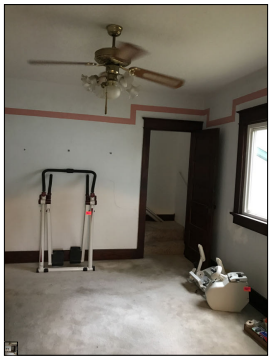
Two prong receptacles. Two prong receptacles are not grounded.

7. Heating Source

Heating source observed:
• Yes

Dining Room

1. General



Dining room.

2. Walls/Ceiling

Findings:
• Cracks

Marginal

Cracks along the walls.

Cracks along the ceiling.

Cracks along the ceiling.

3. Floor

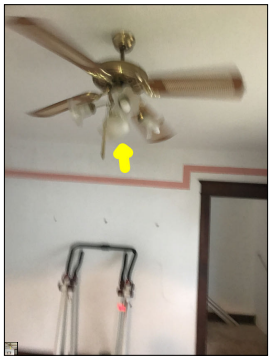
Findings:
• Squeaks
• Slopes

Marginal

4. Ceiling Fan

Findings:
• Inoperable lights

Marginal



The ceiling fan is operable. However, the lights are inoperable. The bulbs might be burned out.

5. Doors

Marginal

Findings:
• Door/lock out of alignment

The door drags the floor during operation.

6. Windows

Acceptable

7. Electrical

Acceptable

8. Heating Source

Heating source observed:
• Yes

Attic/Structure/Framing/Insulation

1. Access

Accessibility:
• Limited access

2. Insulation Type

Findings:
- Batts
- Fiberglass

3. Insulation

Marginal

Findings:
- Displaced insulation

Displaced insulation. Displaced insulation is considered abnormal and a defect.

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:
- Limited visibility
- Mold like substance

Mice/rodent droppings. Wildlife activity can cause property 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.

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.

Basement

1. Stairs

Findings:
• Missing handrail

Marginal

2. Foundation Type

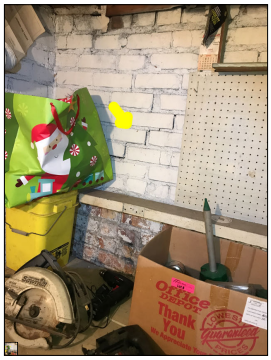
Findings:
• Brick

3. Foundation/Floor

Findings:
• Limited visibility

Marginal

Deterioration along the foundation wall. This is considered abnormal and a defect



Cracks and signs of movement along the foundation walls.

Cracks and signs of movement along the foundation walls.

Deterioration along the foundation wall. This is considered abnormal and a defect

Deterioration along the foundation wall. This is considered abnormal and a defect

4. Doors

Poor Aged

Rust and corrosion along the door.

5. Windows

Marginal Aged

Aged windows.

6. Electrical

Marginal Safety Hazard

Findings:
- Open junction boxes
- Exposed wires

Open junction boxes.

7. Beams/Subfloor/Joists/Columns

Findings:
• Limited visibility

Marginal

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

Apparent fire damage observed. Fire damage can cause structural damage.

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.

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.

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

Apparent fire damage observed. Fire damage can cause structural damage.

8. Plumbing/Drainage

Findings:
• Rust/corrosion

Rust and corrosion along the plumbing pipes.

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.

Unconventional running trap. This is considered abnormal and a defect. A running trap can catch debris and create blockage. Also, a running trap is difficult to clean due to restricted access.

Rust and corrosion along the plumbing pipes.

Unconventional condensation line routed into the drain pipe. The connection is improper. There needs to be a p trap below the connection point. The current connection can allow sewer gases into the house, thus creating a potential safety hazard.

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.

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:
Marginal
• Loose handrail

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/Lennox
• The approximate manufacture date is 2000

2. Refrigerant Type

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

3. Cooling System

Findings:
- The temperature drop for the air conditioning was approximately 9 degrees Fahrenheit.
- Needs cleaning/serviced

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 56 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 65 degrees Fahrenheit.

Heating System

1. Heating General Information

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

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

Poor

Findings:
- Recommend licensed HVAC technician further evaluate and make necessary repairs
- Leaks
- Noisy

Observations:
- The furnace leaks during operation.

Furnace.

The furnace leaks during operation. An active or intermittent water source can cause property damage.

The inducer is noisy.

Furnace data plate.

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
- Polybutylene
- Lead

4. Visible Drain/Vent Plumbing

Materials:
- PVC
- Cast iron

5. Condition Of Water Supply/Drain/Vents Plumbing

Findings:

Marginal

- Limited visibility
- Rust/Corrosion
- S-traps/unconventional traps
- Improper fittings/connections
- Hot water present
- Polybutylene water supply lines
- 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

Acceptable

8. Water Quality Test

Water quality test:
- No

Water Heater

1. Water Heater General Information

Brand/Approximate Age:
- Brand/Whirlpool
- The approximate manufacture date is 2002

Type:
- Electric

2. Water Heater

Marginal Aged

Water heater.

Water heater data plate.

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.

Electrical

1. General Information

Location of panels:
- Basement

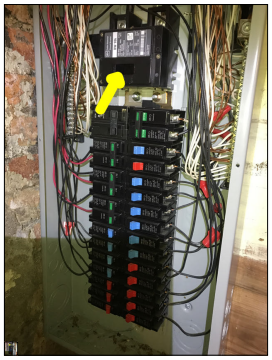
Voltage/Amperage:
- 120/240 volts
- 200 amps

2. Branch Wire

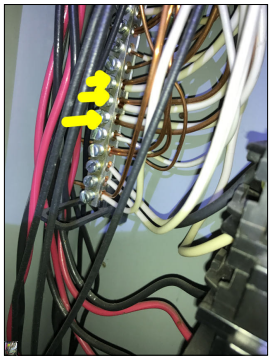
Type:
- Copper

3. Electrical

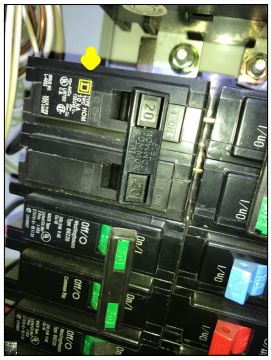
Marginal Safety Hazard



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.



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.

Improper routing of electrical wires. This is a potential fire hazard. Wires should not be draped over the main service wires/bus bar. The wires should be routed along the interior perimeter of the panel.

Missing fasteners to the cover.

Glossary

Term	Definition
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.