FAMILYGUARD

HOME INSPECTION REPORT

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License #: HI01600042

3633 W. State Blvd. Fort Wayne, IN 46808
Inspection Prepared For: Seller

Date of Inspection: 4/25/2024
Age of House: 57 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 4
Grounds 5-6
Roof 7
Exterior 8-9
Garage 10-11
Pole Barn 12-14
Kitchen 15-17
Laundry 18
Bedroom 1 19
Bedroom 2 20
Bedroom 3 21-22
Bathroom 1 23
Bathroom 2 24-26
Bathroom 3 27-28
Living Room 29
Family Room 30
Sunroom 31-32
Foyer 33
Attic/Structure/Framing/Insulation 34-35
Basement 36-38
Interior 39
Cooling System 40

Heating System 41
Plumbing 42-43
Water Heater 44
Electrical 45-46
Glossary 47

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.

Pole Barn		
Page 14 Item: 9	Roof	• Missing/loose roof shingles.
Heating System		
Page 41 Item: 3	Heating System	• The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.

Grounds

1. Driveway

Marginal

Findings:
• Cracks/deterioration/pitting

Cracks and deterioration along the driveway.

2. Service Walks/Steps

Marginal

Findings:
• Cracks/deterioration/pitting

Cracks and deterioration along the service walks.

3. Porch

Marginal

The step is sloped.

Cracks and deterioration along the porch.

The column base is crooked compared to the other columns.

4. Patio/Deck

Marginal Safety Hazard

Uneven surfaces along the patio.

5. 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.

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

Findings:
• Remove wood/leaves/debris from around house

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 1 layer

3. Roof Type

Findings:
• Asphalt

4. Approximate Age of Roof

Findings:
• 10 - 15+ years

5. Condition

Marginal

General photo of the roof.

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.

Replacement shingles observed. This can be identified by the color contrast of roof shingles.

Granule loss along the roof shingles

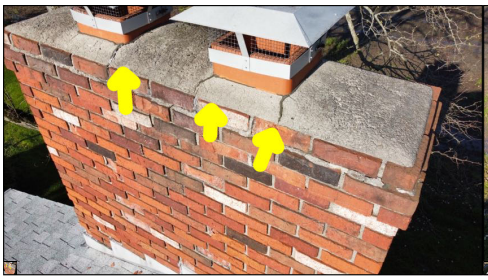
Exterior

1. Chimney/Fireplace

Poor

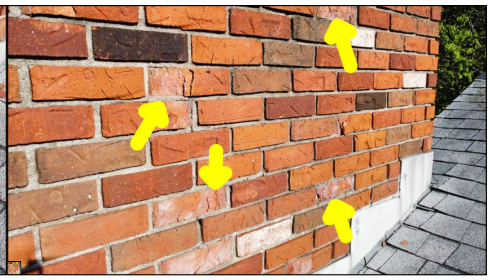
Findings:

- 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.



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

Pieces of brick from the chimney that is laying along the roof shingles. This is an indication that the chimney is deteriorating.



Deterioration and cracking along the chimney. Deterioration and cracks are potential leak points.

The fireplace is dirty and needs cleaning/serviced.

The fireplace is dirty and needs cleaning/serviced.

2. Gutters

Marginal

The downspout is off center from the drain tile.

Discoloration along the gutter system.

3. Siding

Findings:
• Discoloration

Marginal

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

Discoloration along the siding.

Discoloration along the siding.

4. Foundation/Slab

Findings:
• Limited visibility
• Cracks

Marginal

Cracks 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

Poor

The receptacle is inoperable.

6. 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)

Acceptable

2. Automatic Opener

Acceptable

3. Safety Reverse

Acceptable

4. Floor/Slab

Acceptable

Pest control observed. Wildlife activity can cause property damage.

The riser/step coming into the house from the garage is unconventionally high. This is a potential trip hazard. The recommended maximum height for a riser/step is 7 inches.

Crack along the slab. Cracks are considered a defect. Cracks should be repaired/sealed to prevent the intrusion of moisture, insects, radon, wood destroying insects, mice, etc.

5. Walls/Ceiling

Marginal

Findings:
- Cracks

Cracks along the ceiling.

6. Doors

Marginal Safety Hazard

The door that separates the interior of the house from the garage does not appear to be proper fire rated door. The current door appears to be hollow. The door must be solid wood or be a metal door. The current door is a potential safety hazard.

7. Electrical

Findings:
• Non GFCI protected

Exposed wires. This is a potential safety hazard.

Non GFCI protected receptacles.

8. Windows

Aged windows.

Pole Barn

1. Overhead Door(s)

2. Automatic Opener

Findings:
• Operable

3. Safety Reverse

4. Floor/Slab

Findings:
• Cracks

Crack along the slab. Cracks are considered a defect. Cracks should be repaired/sealed to prevent the intrusion of moisture, insects, radon, wood destroying insects, mice, etc.

5. Walls/Ceiling

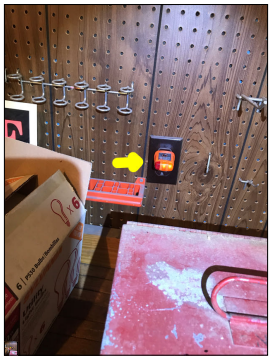
Findings:
• Discoloration

Discoloration along the ceiling.

6. Doors

7. Electrical

Marginal Safety Hazard



Non GFCI protected receptacles.

8. Roof General

Visibility:
- All

Layers/Approximate Age:
- Appears to be 1 layer
- 10 - 15+ years

9. Roof

Observations:

Poor

- Missing/loose roof shingles.

Missing/loose roof shingles.

Missing/loose roof shingles.

10. Siding

Acceptable

11. Windows

Acceptable

12. Gutters

Acceptable

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Marginal Aged

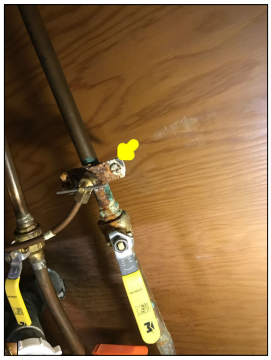
3. Sink/Faucet/Plumbing

Marginal Aged

Findings:
- Limited visibility underneath the sink
- Rust/corrosion
- Aged garbage disposal

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 116 degrees Fahrenheit.

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.



Rust/corrosion along the plumbing pipes.

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.

4. Walls/Ceiling

Acceptable

5. Floor

Findings:
• Squeaks

Acceptable

6. Doors

Acceptable

7. Windows

Wood rot damage along the window.

8. Electrical

Findings:
- Non GFCI protected receptacles

Non GFCI protected receptacles.

9. Range

10. Exhaust Fan

Findings:
- Operable

11. Dishwasher

12. Dishwasher Drain Line Looped

Findings:
- No
- Safety hazard

13. Refrigerator

Marginal Aged

14. Microwave

Acceptable

Laundry

1. General

Laundry.

Pest control observed.

2. Dryer Exhaust

Acceptable

Findings:
- Recommend cleaning ductwork

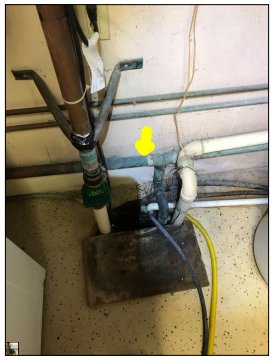
3. Receptacles/Lights

Acceptable

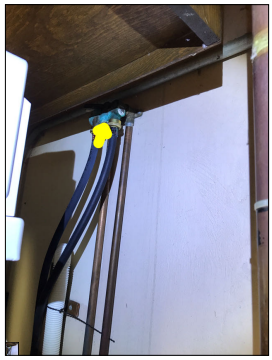
4. Plumbing

Marginal

Findings:
- Rust/corrosion



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



Rust/corrosion along the washer hook up lines.

5. Dryer

Findings:
• Operable

6. Washing Machine

Findings:
• Operable

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Findings:
• Squeaks

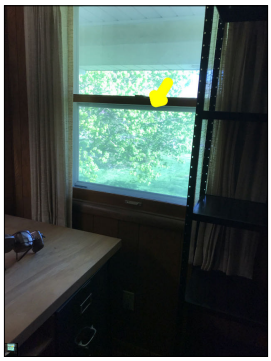
Acceptable

4. Doors

Acceptable

5. Windows

Marginal Aged



Aged windows.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
• Yes

Bedroom 2

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Findings:
• Squeaks

Acceptable

4. Doors

Acceptable

5. Windows

Marginal Aged

Aged windows.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
• Yes

Bedroom 3

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Findings:
• Squeaks

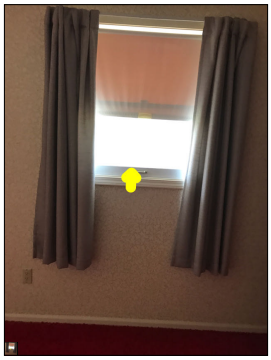
Acceptable

4. Doors

Acceptable

5. Windows

Marginal Aged



Aged windows.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
• Yes

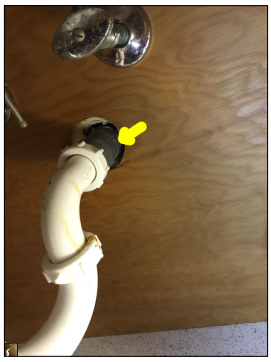
Bathroom 1

1. General

Bathroom.

2. Sinks/Plumbing

Findings:
• Limited visibility underneath the sink



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.

3. Toilet

4. Walls/Ceiling

5. Floor

Acceptable

6. Doors

Acceptable

7. Electrical

Marginal Safety Hazard

Findings:
- Non GFCI protected receptacles

Non GFCI protected receptacles.

8. Exhaust Fan

Findings:
- Operable

9. Heating Source

Heating source observed:
- No
- None visible

Bathroom 2

1. General

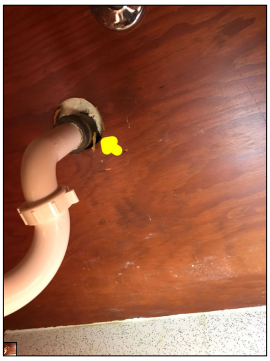
Bathroom.

2. Sinks/Plumbing

Marginal

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

Rust/corrosion along the plumbing pipes.



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.

3. Shower/Bathtub

Marginal Aged

Chips along the shower. Chips are considered defects and are potential leak points.

4. Toilet

Acceptable

5. Walls/Ceiling

Marginal

Findings:
- Cracks

Cracks along the walls.

6. Floor

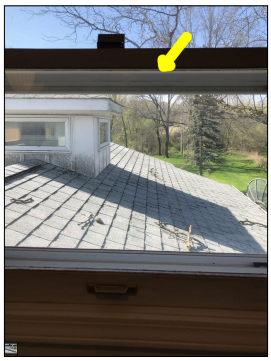
Acceptable

7. Doors

Acceptable

8. Windows

Marginal Aged



Aged window.

9. Electrical

Acceptable

Findings:
• GFCI protected receptacles

10. Exhaust Fan

Findings:
• Operable

11. Heating Source

Heating source observed:
• Yes

Bathroom 3

1. General

Bathroom.

2. Sinks/Plumbing

Marginal

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

Rust/corrosion along the plumbing pipes.

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.

3. Shower/Bathtub

Marginal Aged

Inoperable drain stopper.

4. Toilet

Acceptable

5. Walls/Ceiling

Marginal

Damage along the ceiling.

6. Floor

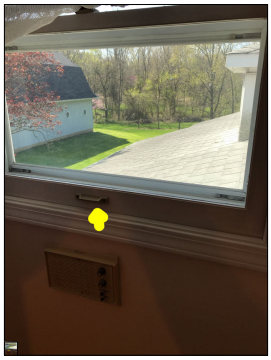
Acceptable

7. Doors

Acceptable

8. Windows

Marginal Aged



Aged window.

9. Electrical

Acceptable

10. Exhaust Fan

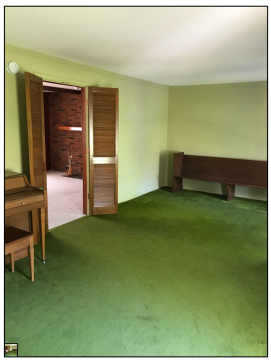
Findings:
• Operable

11. Heating Source

Heating source observed:
• Yes

Living Room

1. General



Living room.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Acceptable

5. Windows

Marginal Aged

Aged windows.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Family Room

1. General

Family room.

2. Walls/Ceiling

Findings:
• Cracks

Cracks along the ceiling.

Discoloration along the ceiling.

3. Floor

4. Doors

5. Electrical

6. Heating Source

Heating source observed:
• Yes

Sunroom

1. General

Sunroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Marginal Safety Hazard

Double-keyed deadbolt lock. Double-keyed deadbolts are considered a safety hazard as they could create restricted egress.

5. Windows

Poor Aged

Findings:
- Wood rot

Inoperable window. The window might open with excessive force. Please note, a properly functioning window should be able to easily open.

Detached window crank.

Wood rot damage along the window.

6. Electrical

Marginal

Exposed wires. This is a potential safety hazard.

7. Heating Source

Heating source observed:
• Yes

Foyer

1. General

Foyer.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Acceptable

5. Electrical

Acceptable

6. 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 rodent droppings
- Debris within the insulation

Mice/rodent tracks along the insulation. Wildlife activity can cause property damage.

Mice/rodent tracks along the insulation. Wildlife activity can cause property damage.

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

4. Ventilation

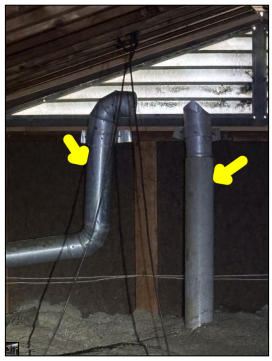
Acceptable

5. Exhaust Fans/Exhaust Ductwork

Poor

Findings:
- Fans exhaust into the attic
- The exhaust ductwork lacks insulation

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



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

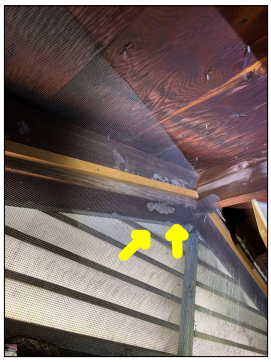
6. Sheathing/Framing

Acceptable

Findings:
- Limited visibility

General photo of the attic.

Mud dauber nests observed. Wildlife activity can cause property damage.



Wasp nest observed. Wildlife activity can cause property damage.

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

Inoperable whole house fan.

Basement

1. Stairs

Acceptable

2. Foundation Type

Findings:
- Poured concrete

3. Foundation/Floor

Marginal

Findings:
- Limited visibility
- Fixed covered walls
- Fixed covered ceilings
- Cracks

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.

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4. Doors

Acceptable

5. Windows

Marginal Aged

6. Walls/Ceiling

Marginal

Findings:
- Discoloration

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

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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.

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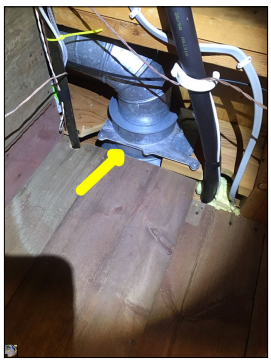
7. Electrical

Acceptable

8. Beams/Subfloor/Joists/Columns

Marginal

Unconventional plumbing pipes routed through the floor joists. This is not a recommended practice. Plumbing pipes normally are not routed through floor joists, unless the house is built with floor trusses, in this case, the house does not have floor trusses. The unconventional alterations and holes to the floor joists 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.

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

9. Plumbing/Drainage

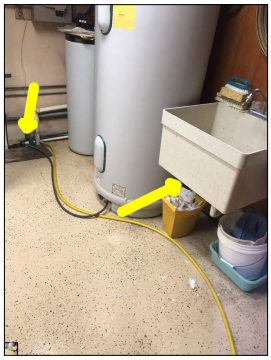
Marginal Aged

Findings:

- Sump pump operable
- 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.

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.

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.



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

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

5. Additional Information

Observations:
- Please note, the house is aged. Aged houses can potentially have areas that contain lead based paint. Lead based paint is a potential safety hazard.
- Please note, the house is aged. Aged houses can potentially have building materials, such as floor tiles, ceiling tiles, insulation, siding, and roof shingles, that contain asbestos. Asbestos based products/materials are a potential safety hazard.

Cooling System

1. Cooling System Information

Findings:
- Brand/Daikin
- The approximate manufacture date is 2020

2. Refrigerant Type

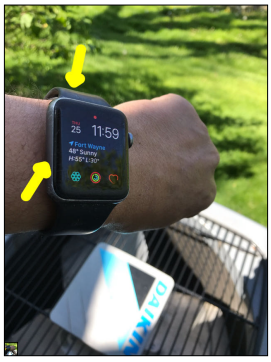
Findings:
- R410

3. Cooling System

Findings:
- Needs cleaning/serviced

Condenser.

Condenser data plate.



The outdoor temperature during the time of the inspection was approximately 48 degrees Fahrenheit. Due to the cold weather conditions during the time of the inspection. The performance level and working condition of the air conditioner could not be determined.

The condenser is not level. Refrigerant within an air conditioner also acts as a lubricant. When the condenser is leaning, some internal components may not get properly lubricated, thus shortening the lifespan of the condenser.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Daikin
- The approximate manufacture date is 2020

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

Poor

Findings:
- The temperature rise for the furnace was approximately 44. degrees Fahrenheit.
- Short cycles
- No current service record
- Service recommended
- Please note, there is no indication that the furnace or air conditioning has experienced annual routine preventative maintenance. It is recommended that appliances have annual maintenance to prolong the life of the appliance, ensure the appliances are operating at optimal performance, keep warranties valid and help avoid unexpected/costly repairs.

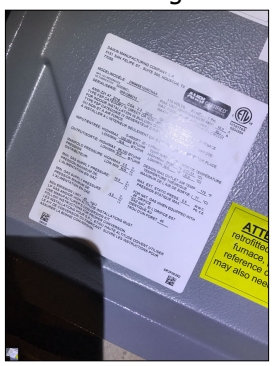
Observations:
- The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.

Furnace.

The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 114 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 70 degrees Fahrenheit.

The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.



Furnace data plate.

Plumbing

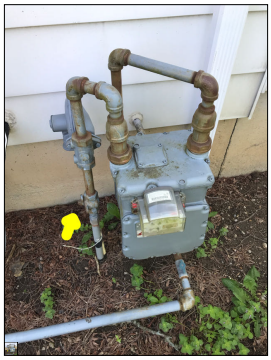
1. Main Water Shut-Off Valve

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
- PEX

4. Visible Drain/Vent Plumbing

Materials:
- PVC
- Copper

5. Condition Of Water Supply/Drain/Vents Plumbing

Marginal

Findings:
- Limited visibility
- Rust/Corrosion
- Hot water present
- Please review entire report

6. Visible Fuel Lines

Materials:
- Black iron

7. Condition Of Fuel Lines

Acceptable

8. Pressure Tank/Well Pump

Marginal

Findings:
- Mold like substance

Pressure tank.

The well pressure was approximately 28 PSI during the inspection.

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

9. Water Softener

Findings:
- Not in service

Water softener. Please note, the softener is not in service.

10. Water Quality Test

Water quality test:
- No

Water Heater

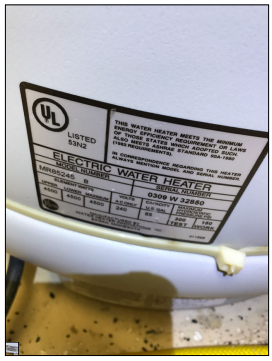
1. Water Heater General Information

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

Type:
- Electric

2. Water Heater

Water heater.



Water heater data plate.

Electrical

1. General Information

Location of panels:
- Basement

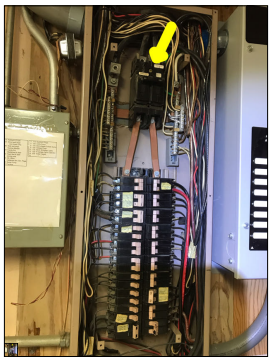
Voltage/Amperage:
- 120/240 volts
- 200 amps

2. Branch Wire

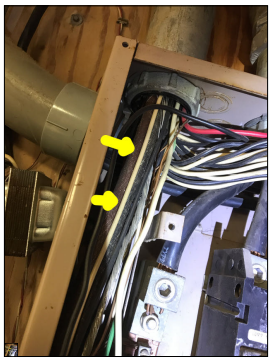
Type:
- Copper
- Aluminum

3. Electrical

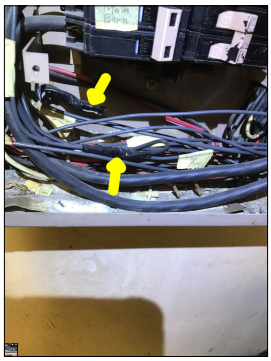
Marginal Safety Hazard



Main circuit breaker.

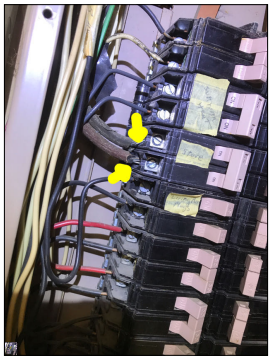


Cloth sheathing wiring observed. Cloth sheathing wiring is considered aged wiring. The cloth sheathing can become brittle due to age, thus causing wires to be exposed, which can cause spark, arcing and or fire. Also, cloth sheathing can potentially have asbestos in it. Asbestos is a potential safety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



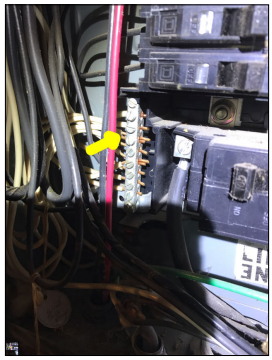
Unconventional spliced wires within the circuit breaker panel. Electrical tape is not a proper method for splicing wires.

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.



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.

Generator observed. A home generator should have annual routine maintenance to ensure the unit is operable and is in good working condition. Recommend checking with the seller to receive proper maintenance records for annual inspections and maintenance. It is beyond the scope of a general home inspection to test and operate a home generator.



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.

Loose/unused wires. Loose/unused wires are considered a safety hazard.

Glossary

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