FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

5715 W. 1200 N.-35 South Whitley, IN 46787
Inspection Prepared For: Seller

Date of Inspection: 7/8/2024
Age of House: 165 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.

Attic/Structure/Framing/Insulation		
Page 39 Item: 6	Sheathing/Framing	• Mold like substance along the sheathing/framing. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.
Basement/Crawl Space		
Page 40 Item: 3	Foundation/Floor	• Moisture/dampness observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.

Grounds

1. Driveway

Acceptable

Findings:
• Grass/dirt/gravel surface

2. Service Walks/Steps

Marginal Safety Hazard

Uneven surfaces along the service walks.

Deterioration along the service walks.

3. Porch

Marginal

Cracks and deterioration along the porch.

4. Patio/Deck

Marginal

Unconventional plastic along the windows. This is considered abnormal.

Cracks and deterioration along the patio.

Cracks and deterioration along the patio.

Unconventional plastic along the windows. This is considered abnormal.

5. Hose Bibs

Acceptable

6. Landscaping

Marginal

Findings:
- Trim back trees/shrubberies
- Mulch/ground in close proximity with siding

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.

Negative sloped grade. A negative sloped grade is not a recommended practice. A negative sloped grade can cause excessive water to flow towards the house. Excessive water towards the house can cause water intrusion into the house and potential foundation problems due to excessive hydrostatic pressure.

7. Retaining Wall

Marginal

The wall is leaning. This is considered a defect.

Roof

1. Roof Visibility

Findings:
• All

2. Roof Layers

Findings:
• Unknown/No visibility
• Please note, a metal roof system was observed. It is not uncommon for a metal roof to be installed over a preexisting roof layer.

3. Roof Type

Findings:
• Metal

4. Approximate Age of Roof

Findings:
• 1 - 5+ years

5. Condition

Marginal

General photo of the roof.

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

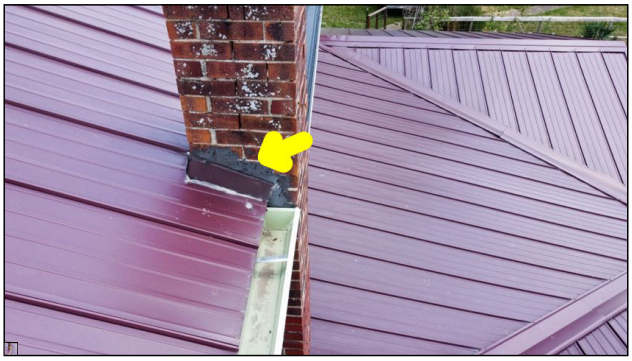
Exterior

1. Chimney/Fireplace

Findings:
• Rain cap/spark arrestor missing

Marginal Aged

The chimney does not have a rain cap/spark arrestor. A rain cap/spark arrestor keeps rain water, small animals and pests from getting within the chimney. A spark arrestor prevents the emission of flammable debris from combustion sources. Spark arrestors help prevent surrounding objects from catching on fire, such as a tree or roof.



Unconventional 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.

2. Gutters

Poor

Missing section of gutter guards.

Missing downspout.

Loose gutter spikes.

Loose gutter spikes.

3. Siding

Marginal

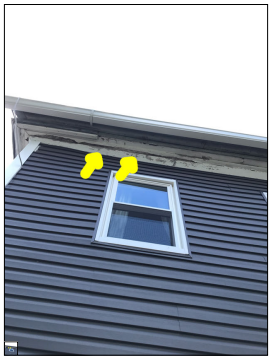
Findings:

- Loose/detached
- Flaking/peeling
- 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.

Loose/detached 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.

Loose/detached siding.

Holes along the siding.

Wood to soil contact. This is not a recommended practice. Water and moisture from the soil/earth can wick up along the exterior and the water can be absorbed by interior building materials. Interior building material includes, but not limited to, drywall, insulation and framing. An active or intermittent water source can cause property damage, such as wood rot damage. Also, the wood to soil contact can enable the infestation of wood destroying insects, such as termites or powderpost beetles.

4. Exterior Electrical

Marginal

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. Also, the sheathing around the wires is not rated for exterior use. The lack of proper sheathing can allow rain, snow, sunlight, wildlife, etc. to damage the wires, thus causing shock hazards, spark, arcing and/or fire.

5. Wood Destroying Insect Damage/Treatment

Findings:

- Limited visibility
- Signs of wood destroying insect damage observed
- Finished walls/ceilings
- Cabinetry/shelving
- Furniture/stored items
- Cluttered condition
- Exterior siding
- Dense vegetation
- Moisture/dampness observed in basement/crawl space
- Please review entire report
- Dirt floor in the crawl space
- Gravel floor in the basement
- Powderpost beetles

Garage

1. Overhead Door(s)

Marginal

The weatherstrip is partially torn/missing along the overhead garage door. The lack of a proper weatherstrip can allow the intrusion of moisture, insects, wood destroying insects, mice and rodents into the property.

Dents/damage along the overhead garage door.

2. Automatic Opener

Poor

Findings:
- Inoperable

The automatic overhead garage door opener is inoperable.

3. Floor/Slab

Marginal

Findings:
- Cracks
- Deterioration
- Uneven surfaces

Cracks and deterioration along the floor.

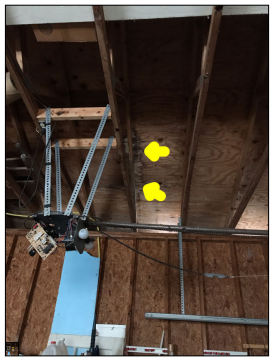
Cracks and deterioration along the floor.

4. Walls/Ceiling

Marginal

Findings:
• Discoloration

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



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

5. Doors

Acceptable

6. Electrical

Marginal

Findings:
• Non GFCI protected

Non GFCI protected receptacles.

7. Windows

Marginal Aged

Aged windows.

Pole Barn

1. Overhead Door(s)

Marginal

General photo of the pole barn.

General photo of the interior of the pole barn.

The weatherstrip is partially torn/missing along the overhead garage door. The lack of a proper weatherstrip can allow the intrusion of moisture, insects, wood destroying insects, mice and rodents into the property.

2. Floor/Slab

Acceptable

3. Electrical

Marginal Safety Hazard

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.

4. Roof General

Visibility:
- All

Layers/Approximate Age:
- Unknown

5. Roof

Marginal

Findings:
- Missing snow and ice guard

6. Siding

Marginal

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.

7. 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.

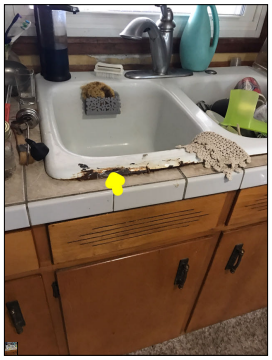
2. Cabinets/Countertops

Marginal Aged

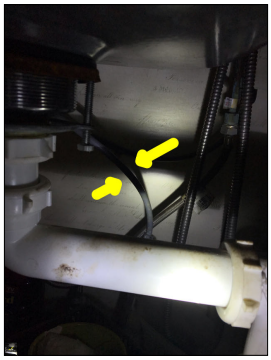
3. Sink/Faucet/Plumbing

Marginal Aged

Findings:
• Limited visibility underneath the sink



Rust and corrosion along the sink.



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.

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 117 degrees Fahrenheit.

4. Walls/Ceiling

Marginal

Findings:
• Discoloration

Discoloration along the ceiling.

5. Floor

Marginal

Findings:
• Slopes
Observations:
• The floor slopes. This is considered abnormal and a defect.

6. Windows

Acceptable

7. Electrical

Marginal Safety Hazard

Findings:
• Non GFCI protected receptacles
• Open ground/neutral

Open ground receptacles.

8. Range

Findings:
- Inoperable burners

Inoperable burners. The burners do not ignite.

9. Exhaust Fan

Findings:
- Operable
- Aged

10. Refrigerator

Findings:
- Operable

Laundry

1. General

Laundry.

2. Dryer Exhaust

Poor

The ductwork is disconnected.

3. Receptacles/Lights

Acceptable

4. Plumbing

Poor Aged

Findings:
- Rust/corrosion

Rust/corrosion along the washer hook up lines.

The washing machine unconventionally discharges into the sink. 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.

5. Dryer

Findings:
• Aged

6. Washing Machine

Findings:
• Aged

7. Doors

Acceptable

8. Windows

Acceptable

9. Walls/Ceiling

Findings:
• Cracks

Marginal

Cracks along the ceiling.

Cracks along the ceiling.

10. Floor

Poor

The floor and carpet are wet. An active or intermittent water source can cause property damage and mold growth.

11. Heating Source

Heating source observed:
- Yes

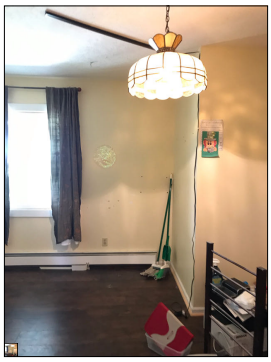
12. Laundry Sink

Marginal Aged

S-trap underneath the sink. S-trap 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.

Bedroom 1

1. General



Bedroom.

2. Walls/Ceiling

Acceptable

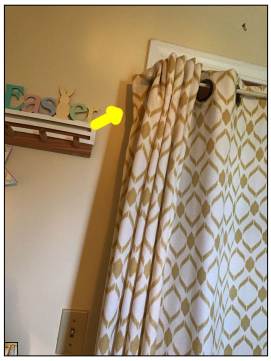
3. Floor

Marginal

Findings:
• Slopes
Observations:
• The floor slopes. This is considered abnormal and a defect.

4. Doors

Marginal



The door does not properly close.

5. Windows

Acceptable

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
• Yes

Bedroom 2

1. General

Bedroom.

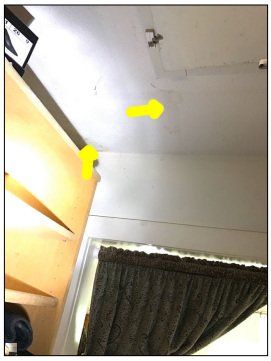
2. Walls/Ceiling

Marginal

Findings:
• Discoloration
• Signs of previous water intrusion

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

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



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

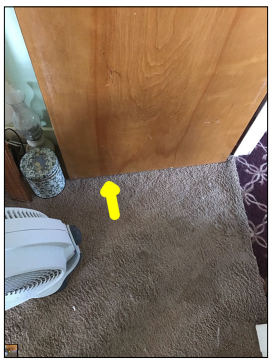
Findings:
• Squeaks

4. Ceiling Fan

Acceptable

5. Doors

Marginal



The door drags the floor during operation.

6. Windows

Acceptable

7. Electrical

Acceptable

8. Heating Source

Heating source observed:
• Yes

Bedroom 3

1. General

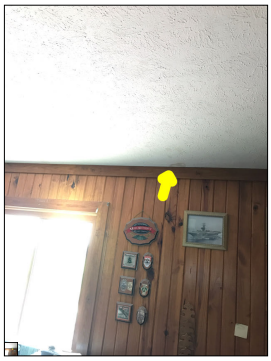
Bedroom.

2. Walls/Ceiling

Marginal

Findings:
• Discoloration

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



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

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

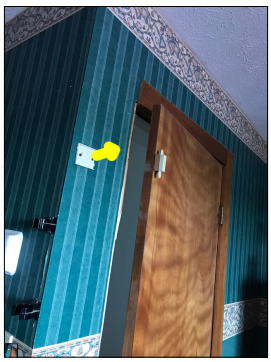
3. Floor

Acceptable

Findings:
• Squeaks

4. Doors

Marginal



The door rubs the frame during operation. Also, missing casing along the door.

5. Windows

Acceptable

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
• Yes

Bedroom 4

1. General

Bedroom.

2. Walls/Ceiling

Findings:
• Cracks

Cracks along the walls.

3. Floor

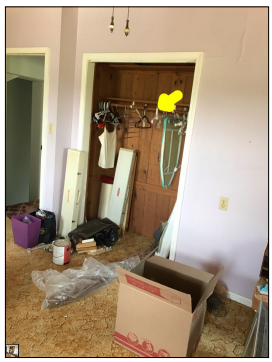
Findings:
• Squeaks

4. Ceiling Fan

Findings:
• Noisy

5. Doors

Marginal



Missing door.

The door drags the floor during operation.

6. Windows

Acceptable

7. Electrical

Marginal Safety Hazard

Findings:
- Open ground/neutral

Open ground receptacles.

8. Heating Source

Heating source observed:
- Yes

Bedroom 5

1. General

Bedroom.

2. Walls/Ceiling

Marginal

Findings:
• Cracks

Cracks along the ceiling.

3. Floor

Acceptable

Findings:
• Squeaks

4. Ceiling Fan

Marginal

Findings:
• Shakes during operation

5. Doors

Acceptable

6. Windows

Acceptable

7. Electrical

Findings:
• Open ground/neutral
Observations:
• Missing switch covers.

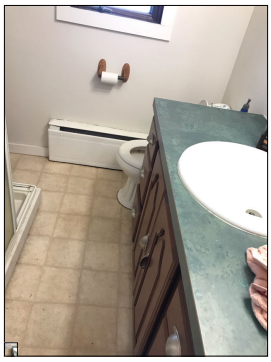
Open ground receptacles.

8. Heating Source

Heating source observed:
• Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

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

Flexible accordion drain pipe underneath the sink. Flexible accordion drain pipe is intended for temporary use. The problem with accordion drain pipe is the collection of grime, hair, dirt, debris and other small items that may fall into a drain. The design of the pipes allows for debris to easily collect in the drain line, thus eventually creating poor drainage and potential blockage. Flexible drain pipe is considered amateur craftsmanship and does not meet the industry standard.

3. Shower/Bathtub

Marginal Aged

Findings:
• Needs cleaning

4. Toilet

Acceptable

5. Walls/Ceiling

Marginal

Findings:
• Cracks

Cracks along the ceiling.

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

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

6. Floor

Marginal

Findings:
• Slopes

Observations:
• The floor slopes. This is considered abnormal and a defect.

7. Doors

Acceptable

8. Windows

Findings:
- Inoperable

Aged and inoperable window.

9. Electrical

Findings:
- Non GFCI protected receptacles
- Open ground/neutral

Open ground receptacles

I was unable to find the wall switch for the exhaust fan and ceiling light.

10. Exhaust Fan

Findings:
- Inoperable

11. Heating Source

Heating source observed:
- Yes

Bathroom 2

1. General

Bathroom.

2. Sinks/Plumbing

Marginal

Findings:
• Limited visibility underneath the sink

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.

Rust/corrosion along the plumbing pipes.

Cracks along the sink.

3. Shower/Bathtub

Marginal Aged

Findings:
• Discoloration

Missing drain stopper. Due to the missing drain stopper, the whirlpool jets could not be properly tested.

Missing handle. The lack of a handle makes it difficult to operate the showerhead.

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

4. Toilet

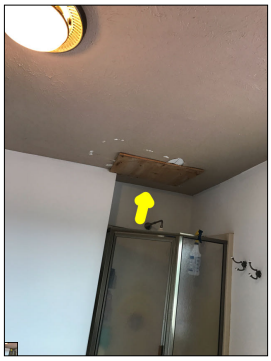
Marginal

The toilet is loose. The toilet rocks back and forth. A toilet should not have any movement and be fully anchored and secured to the floor.

5. Walls/Ceiling

Poor

Findings:
• Flaking/peeling



Unconventional board along the ceiling.

6. Floor

Marginal

Findings:
• Slopes
Observations:
• The floor slopes. This is considered abnormal and a defect.

7. Doors

Marginal

The door rubs the frame during operation.

8. Windows

Acceptable

9. Electrical

Findings:
• GFCI protected receptacles

Acceptable

10. Exhaust Fan

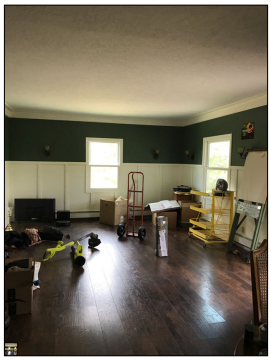
Findings:
• Operable
• Noisy

11. Heating Source

Heating source observed:
• Yes

Living Room

1. General



Living room.

2. Walls/Ceiling

Acceptable

3. Floor

Marginal

Findings:
• Slopes
Observations:
• The floor slopes. This is considered abnormal and a defect.

4. Doors

Marginal Aged

Findings:
• Aged entry door

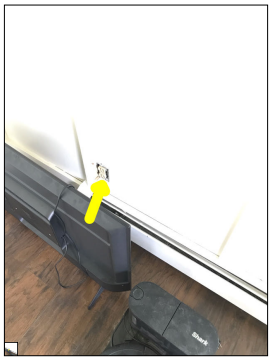
5. Windows

Marginal

Missing window screens.

6. Electrical

Marginal Safety Hazard



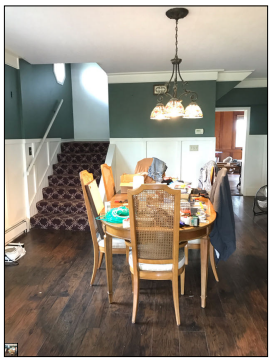
Missing receptacle covers.

7. Heating Source

Heating source observed:
• Yes

Dining Room

1. General

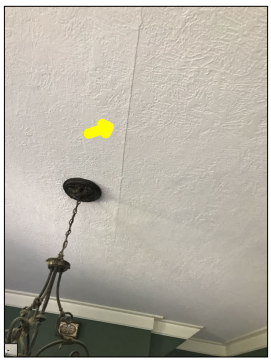


Dining room.

2. Walls/Ceiling

Marginal

Findings:
• Cracks



Cracks along the ceiling.

3. Floor

Marginal Safety Hazard

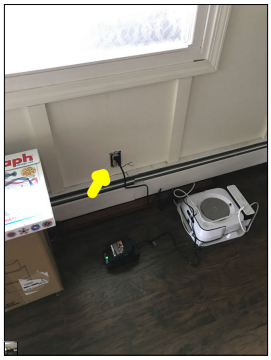
Findings:
• Slopes
Observations:
• The floor slopes. This is considered abnormal and a defect.

4. Windows

Acceptable

5. Electrical

Marginal Safety Hazard



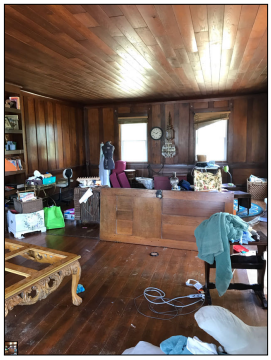
Missing receptacle covers.

6. Heating Source

Heating source observed:
• Yes

Family Room

1. General



Family room.

2. Walls/Ceiling

Acceptable

3. Floor

Marginal

Findings:
• Slopes
Observations:
• The floor slopes. This is considered abnormal and a defect.

4. Doors

Findings:
• Aged side entry door

5. Windows

6. Electrical

Open ground receptacles.

7. Heating Source

Heating source observed:
• Yes

Attic/Structure/Framing/Insulation

1. Access

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

2. Insulation Type

Findings:
• The approximate depth of the insulation is 8+ inches
• Cellulose
• Loose

3. Insulation

Findings:
• Signs of rodent droppings

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

4. Ventilation

Marginal

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

5. Exhaust Fans/Exhaust Ductwork

Findings:
- No exterior bathroom exhaust vents observed

6. Sheathing/Framing

Marginal

Findings:
- Limited visibility
- Mold like substance
- Discoloration

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

General photo of the attic.

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/Crawl Space

1. Stairs

Marginal Safety Hazard

Findings:
- Missing handrail
- Low overhead clearance

2. Foundation Type

Findings:
- Concrete block
- Stone

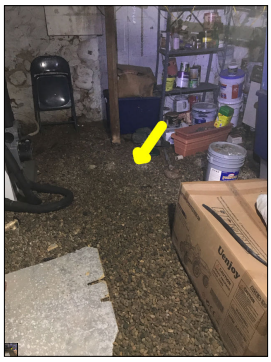
3. Foundation/Floor

Marginal

Findings:
- Limited visibility

Observations:
- Moisture/dampness observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.

Dirt floor. Dirt floors are not recommended. A dirt floor can allow the intrusion of moisture, insects, wood destroying insects, radon, mice, and rodents. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage. It is recommended that dirt floors be properly encapsulated.



Gravel floor. Gravel floors are not recommended. A gravel floor can allow the intrusion of moisture, insects, wood destroying insects, radon, mice, and rodents. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage. It is recommended that gravel floors be properly encapsulated.

Moisture/dampness observed. This is considered a defect. An active or intermittent water source can cause mold growth and property damage.

Aged field stone foundation.

Aged field stone foundation.

4. Electrical

Marginal Aged

Findings:
- Exposed wires

Open junction boxes.

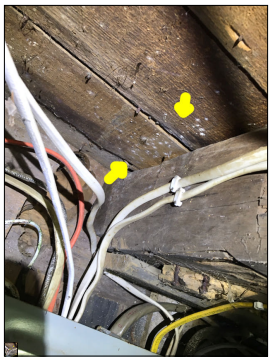
Cloth sheathing wiring observed. Cloth sheathing wiring is considered aged wiring. The cloth sheathing can become brittle due to age, thus causing wires to be exposed, which can cause spark, arcing and or fire. Also, cloth sheathing can potentially have asbestos in it. Asbestos is a potential safety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

5. Beams/Subfloor/Joists/Columns

Findings:
• Limited visibility

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

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



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

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

6. Plumbing/Drainage

Findings:
• No apparent sump pump observed
• Rust/corrosion

Negative sloped drain pipe. The is not a recommended practice and does not meet the industry standard. A negative sloped drain pipe can cause slow drainage and possible blockage. Also, there is some unconventional tape along the drain line. This is considered amateur craftsmanship.

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:
Marginal Safety Hazard
• Missing handrail

Missing 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

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

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Water Furnace
- The approximate manufacture date is 2008

Heat Exchanger:
- Sealed
- Not visible

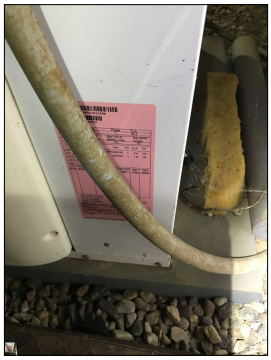
2. Energy Source

Type:
- Electric
- Geothermal

3. Heating System

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

Geothermal. Please note, the geothermal is hooked up to heating elements that use water, similar to a boiler. Most of the heating elements throughout the house are supplied by the geothermal. However, there are a few rooms in the house that have electric baseboard heat. Also, even though a geothermal can provide cooling. This geothermal cannot because it is not equipped to create forced air.



Geothermal data plate.

Exposed wires along the mini split and the cover is detached. The approximate manufacturer date of the mini split is 2011. I was unable to locate the remote to the mini split. Check with a licensed HVAC technician or current homeowner to ensure the mini split is operable.

Plumbing

1. Main Water Shut-Off Valve

Location:
- Unable to locate
- Check with a licensed plumber or seller for location of shut-off

2. Main Fuel Shut-Off Valve

Location:
- Exterior

Main fuel shut off valve.

3. Visible Water Distribution Plumbing

Materials:
- Copper

4. Visible Drain/Vent Plumbing

Materials:
- PVC

5. Condition Of Water Supply/Drain/Vents Plumbing

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

6. Visible Fuel Lines

Materials:
- Black iron

7. Condition Of Fuel Lines

Findings:
- Rust/corrosion

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

8. Well Pump

Location:
- Submersible

9. Water Softener

Findings:
- Not in service

Water softener.

The water softener is not in service.

10. Water Quality Test

Water quality test:
- No

11. Wellhead

Findings:
• No apparent pressure tank

General photo of the wellhead. Please note, there was no apparent pressure tank observed on the property. The benefit of a pressure tank is a pressure tank takes the workload off of the well pump, thus extending the life of the well pump. Also, it is normally less expensive to replace a pressure tank than a well pump.

Water Heater

1. Water Heater General Information

Brand/Approximate Age:
• Brand/Water Furnace
• The approximate manufacture date is 2008
Type:
• Electric

2. Water Heater

Findings:
• Rust/corrosion

Water heater.

Water heater data plate.

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

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

Water Heater 2

1. Water Heater General Information

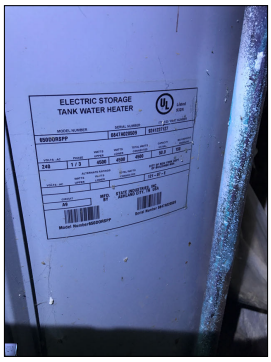
Brand/Approximate Age:
- Brand/Freedom
- The approximate manufacture date is 2008

Type:
- Electric

2. Water Heater

Marginal Aged

Water heater.



Water heater data plate.

Corrosion along the water supply lines.

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

Electrical

1. General Information

Location of panels:
- Basement

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

2. Branch Wire

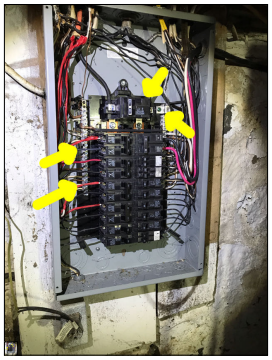
Type:
- Copper

3. Electrical

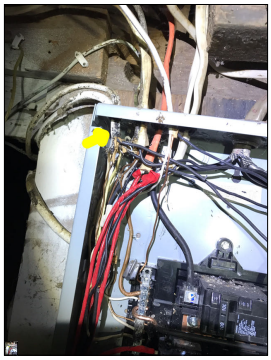
Findings:

Marginal

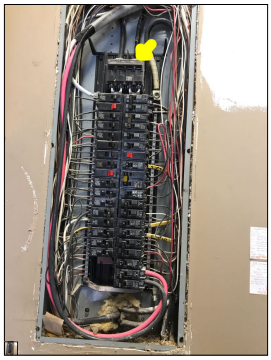
- Aged cloth wiring
- Recommend licensed electrician further evaluate and make necessary repairs



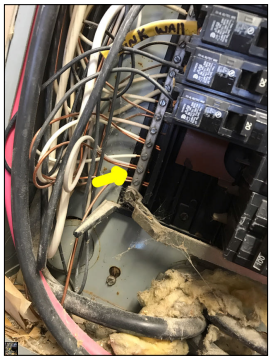
Main circuit breaker for the sub panel. Also, the bonding screw is not removed from the sub panel. This is a potential safety hazard. In addition, the ground and neutral bars are not isolated within the sub panel. Not isolating the ground and neutral bar within sub panels is a potential safety hazard. If the ground and neutrals are bonded and not isolated within the sub panel, electrical current can flow back to the main panel and/or along the ground wires, thus creating a shock hazard, overheating, arcing, spark and/or fire.



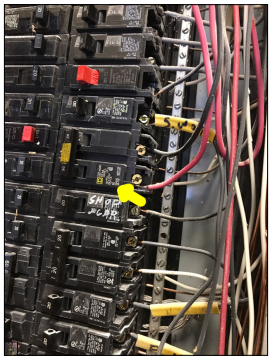
Cloth sheathing wiring observed. Cloth sheathing wiring is considered aged wiring. The cloth sheathing can become brittle due to age, thus causing wires to be exposed, which can cause spark, arcing and or fire. Also, cloth sheathing can potentially have asbestos in it. Asbestos is a potential safety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



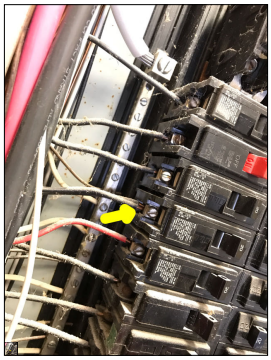
Main circuit breaker.



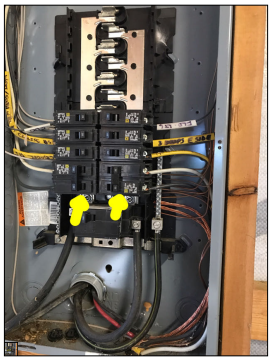
Double tapped neutral wires. Neutral wires should not share a terminal with any other wires, including ground wires. Double tapped neutrals are considered a safety hazard. Double tapped neutral wires do not allow the circuit to be isolated if the circuit needs to be worked on. Also, double tapped neutral 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. There are several mismatches within the panel.



Double tapped circuit breaker. Two conductors inserted into a single circuit breaker that is rated for one conductor could become loose over time which could lead to overheating, arcing, spark and possible fire.



The circuit breaker is turned off. Circuit breakers turned off is considered abnormal. Recommend asking the seller why the circuit breaker is turned off to get additional information about the electrical system. It is recommended to have the circuit breaker turned on to ensure the circuit is in good working condition. A licensed electrician is recommended to check the circuit. Please note, it is beyond the scope of a general home inspection to turn breakers, doing so could potentially cause property damage.

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.