FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

623 Stratton Rd. Fort Wayne, IN 46825
Inspection Prepared For: Seller

Date of Inspection: 9/11/2024
Age of House: 41 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.

Exterior		
Page 8 Item: 3	Siding	• Wood rot damage along the siding.
Interior		
Page 41 Item: 4	Additional Information	• The windows throughout the house are aged and are towards the end of their life expectancy. Window repairs and potential replacement of windows should be anticipated. • Several areas of discoloration and previous water stains along the ceilings throughout the house. Please review entire report for photos.

Grounds

1. Driveway

Acceptable

2. Service Walks/Steps

Marginal

Uneven surfaces along the service walks.

Uneven surfaces along the service walks.

3. Patio/Deck

Marginal Aged

Findings:
• Recommend refinishing

The deck has wood to soil contact. This is not a recommended practice. Water and moisture from the soil/earth can wick up along the deck and the water can be absorbed by the deck. An active or intermittent water source can cause property damage, such as wood rot damage. Also, the wood to soil contact can enable the infestation of wood destroying insects, such as termites or powderpost beetles.

Wood rot damage.

4. Hose Bibs

Acceptable

5. Landscaping

Findings:
- Trim back trees/shrubberies
- Remove wood/leaves/debris from around house

Marginal

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.

Vegetation against the siding/in proximity of the siding. This is not a recommended practice. Vegetation has the potential to harbor insects, wood destroying insects, rodents and hold moisture. Insects, wood destroying insects, rodents and moisture have the potential to create future problems for a house, such as structural damage, pest infestation and wood rot damage.

Roof

1. Roof Visibility

Findings:
- All

2. Roof Layers

Findings:
- Appears to be 1 layer

3. Roof Type

Findings:
- Asphalt

4. Approximate Age of Roof

Findings:
- 1 - 5+ years

5. Condition

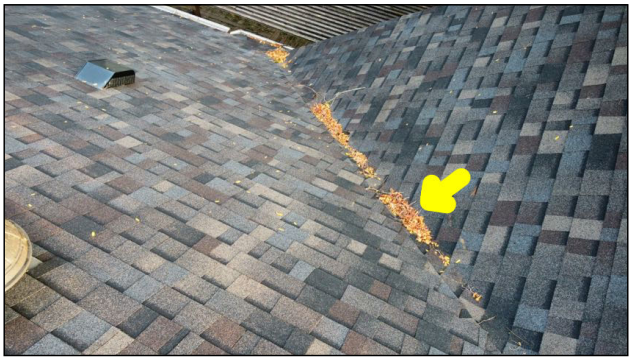
Condition:
- Unconventional/excessive use of sealant

Marginal

General photo of the roof.

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.

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.



Debris along the roof. Excessive debris along the roof can restrict the ability of the roof to shed water, thus creating potential leak points.

Unconventional application of sealant along the roof. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

Exterior

1. Chimney/Fireplace

Marginal

Findings:
- Needs cleaning/serviced
- 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.

The fireplace is a gas fireplace. There is no apparent electronic ignition. It is beyond the scope of a general home inspection to light fuel burning appliances. Doing so could cause property damage. Recommend a licensed chimney/fireplace professional further evaluate to make sure the fireplace is in good working condition and safe to use.

2. Gutters

Marginal

Findings:
- Need to be cleaned

The gutter system is dirty and needs to be cleaned. A dirty gutter system can cause excessive water to accumulate around the house, thus potentially causing water intrusion into the house or potential foundation problems due to excessive hydrostatic pressure. Also, a dirty gutter system can cause excessive water to flow along the siding which could allow water to get behind the siding. An active or intermittent water intrusion source can cause mold growth and property damage.

3. Siding

Marginal

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

Observations:
- Wood rot damage along the siding.

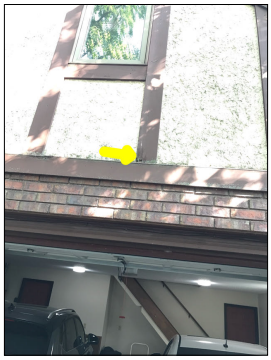
Unconventional tape along the window.

Holes along the siding.

Damaged siding.

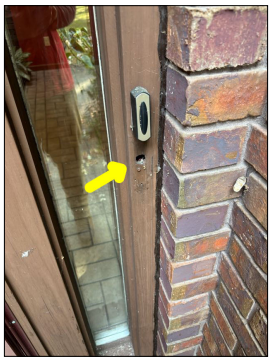
Wood rot damage.

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



Wood rot damage.

The house has stucco siding in some areas. Please note, stucco siding is prone to absorbing moisture. An active or intermittent water source can cause mold and property damage.



Hole along the siding.

Wood rot damage.

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

4. Foundation/Slab

Acceptable

Findings:
• Limited visibility

5. Exterior Electrical

Poor

Exposed wires. This is a potential safety hazard.

Unconventional cables routed along the overhead garage door. This is considered abnormal and amateur craftsmanship.

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

Findings:
• Operable

3. Safety Reverse

Marginal Safety Hazard

The photo eye sensors are too high. This is a potential safety hazard. The photo eye sensors should be between four and six inches from the floor.

4. Floor/Slab

Findings:
• Cracks

Marginal

Cracks and deterioration along the floor.

Cracks and deterioration along the floor.

5. Walls/Ceiling

Acceptable

6. Doors

Marginal

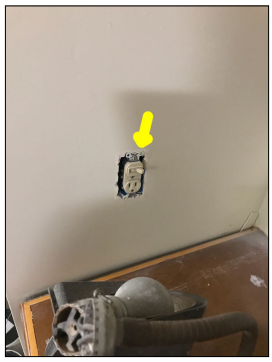
Damage/dents along the door.

Wood rot damage along the service door.

7. Electrical

Marginal

Open neutral receptacle.



Missing receptacle cover.

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Marginal

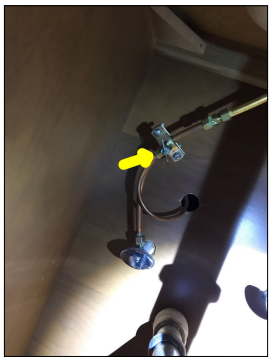
Findings:
- Discoloration
- Signs of previous water damage under sink

3. Sink/Faucet/Plumbing

Marginal

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

Rust/corrosion along the plumbing pipes. This is underneath the sink in the living room.



Rust/corrosion along the plumbing pipes/saddle valve. This is underneath the sink in the living room.

The handle for the cold water is inoperable. The handle will not move. The handle might move with excessive force.

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

The dishwasher drain line does not have a high loop. A high loop prevents drain water from flowing into the dishwasher and contaminating the clean dishes.

Rust/corrosion along the plumbing pipes.

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

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 124 degrees Fahrenheit.

Rust/corrosion along the plumbing pipes.

4. Walls/Ceiling

Findings:
• Discoloration

Poor

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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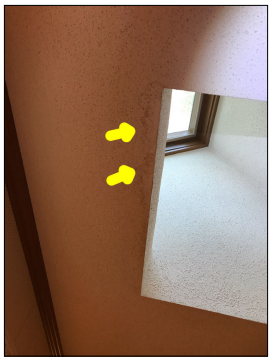


Discoloration along the ceiling. Discoloration along the ceiling is considered abnormal and a defect. An active or intermittent water source can cause discoloration, mold growth and property damage.

5. Floor

Findings:
• Cracks

Marginal

Cracked floor tiles.

6. Doors

Marginal

Torn weatherstrip along the door.

7. Windows

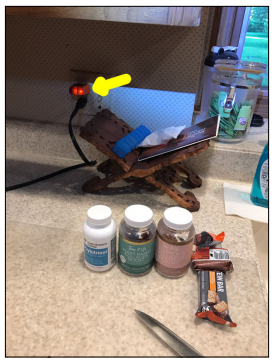
Marginal Aged

Aged windows.

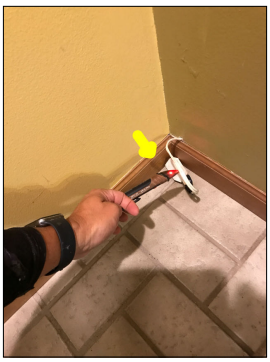
8. Electrical

Marginal Safety Hazard

Findings:
• Non GFCI protected receptacles



Non GFCI protected receptacles.



Exposed wires/unconventional wires sticking out from the wall. This is a potential safety hazard.

9. Range

Marginal Aged

10. Exhaust Fan

Findings:
- Operable
- Aged

11. Dishwasher

Marginal Aged

12. Dishwasher Drain Line Looped

Findings:
- No
- Safety hazard

13. Refrigerator

Marginal Aged

Laundry

1. General

Laundry.

2. Dryer Exhaust

Findings:
- Recommend cleaning ductwork

Acceptable

3. Receptacles/Lights

Acceptable

4. Plumbing

Findings:
• Limited visibility

5. Dryer

Findings:
• Operable

6. Washing Machine

Findings:
• Operable

7. Doors

8. Windows

Aged windows.

9. Walls/Ceiling

10. Floor

11. Heating Source

Heating source observed:
• Yes

12. Laundry Sink

Findings:
• Corrosion

Rust/corrosion along the plumbing pipes.

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Marginal

The door rubs the frame during operation.

5. Windows

Poor Aged

Findings:
- Inoperable

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

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General

Bedroom.

2. Walls/Ceiling

Poor

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.

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.

3. Floor

Acceptable

4. Doors

Marginal

The door rubs the frame during operation.

5. Windows

Marginal Aged

Aged windows.

6. Electrical

Poor

Unconventional tape along the switch and the cover is cracked.

7. Heating Source

Heating source observed:
• Yes

Bedroom 3

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Ceiling Fan

Acceptable

5. Doors

Marginal

Findings:
• Aged rear entry door

6. Windows

Marginal Aged

Aged windows.

7. Electrical

Poor

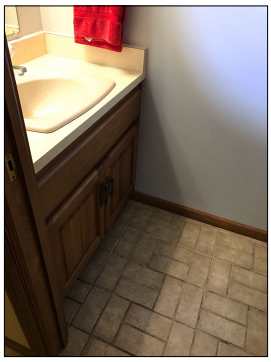
Unconventional tape along the switch. This is considered abnormal and amateur craftsmanship.

8. Heating Source

Heating source observed:
- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

Marginal

Findings:
• Rust/corrosion

Rust/corrosion along the plumbing pipes.

3. Toilet

Acceptable

4. Walls/Ceiling

Acceptable

5. Floor

Acceptable

6. Doors

Acceptable

7. Electrical

Marginal Safety Hazard

Findings:
- Open ground/neutral

Open ground receptacles

8. Exhaust Fan

Findings:
- Operable
- Noisy

9. Heating Source

Heating source observed:
- No
- None visible

Bathroom 2

1. General

Bathroom.

2. Sinks/Plumbing

Marginal

Findings:
- Rust/corrosion

Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Poor

The faucet/handle leaks during operation. This can cause water to leak behind the shower/bath wall. An active or intermittent water source can cause property damage and mold growth.

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

The cold handle is stuck, therefore, making it inoperable. It might move with excessive force.

4. Toilet

Acceptable

5. Walls/Ceiling

Findings:
- Discoloration

Poor

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

6. Floor

Acceptable

7. Doors

Acceptable

8. Windows

Marginal Aged

Aged window.

9. Electrical

Acceptable

10. Exhaust Fan

Findings:
- Operable
- Noisy

11. Heating Source

Heating source observed:
- Yes

Bathroom 3

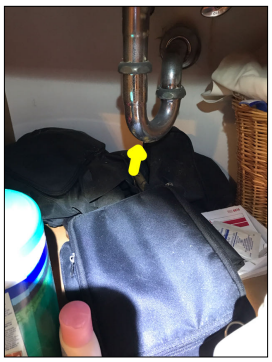
1. General

Bathroom.

2. Sinks/Plumbing

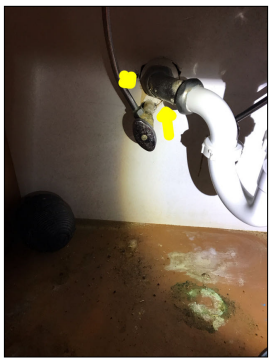
Poor

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

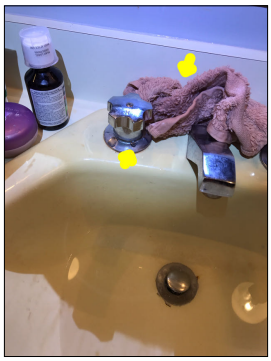


Rust/corrosion along the plumbing pipes.

Rust/corrosion along the plumbing pipes.



Rust/corrosion along the plumbing pipes.



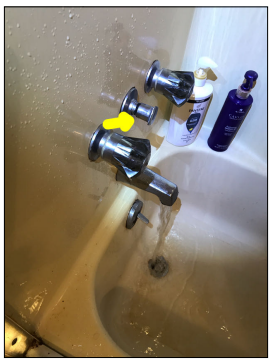
The faucet leaks during operation. A leaking faucet has the potential to leak underneath the sink. An active or intermittent water source can cause property damage and mold growth.

3. Shower/Bathtub

Marginal

The drain is missing a grate/screen. The lack of a grate/screen over the drain can allow debris down the drain, thus potentially creating slow drainage or blockage.

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



The faucet/handle leaks during operation. This can cause water to leak behind the shower/bath wall. An active or intermittent water source can cause property damage and mold growth.

The drain is noisy when the other shower is in operation. This is considered abnormal.

4. Toilet

Marginal

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

5. Walls/Ceiling

Findings:
• Discoloration

Poor

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.

6. Floor

Acceptable

7. Doors

Poor

The pocket door is difficult to operate.

Inoperable door. The door might move with excessive force.

8. Windows

Marginal Aged

Aged window.

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

Acceptable

3. Floor

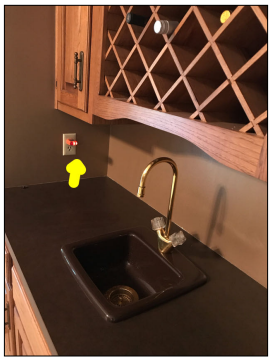
Acceptable

4. Ceiling Fan

Acceptable

5. Electrical

Marginal Safety Hazard



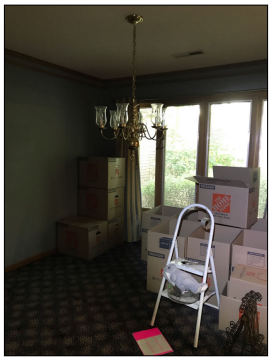
Non GFCI protected receptacles.

6. Heating Source

Heating source observed:
• Yes

Dining Room

1. General



Dining room.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Windows

Poor Aged

Findings:
• Inoperable

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

5. Electrical

Poor

The light is inoperable. The wall switch appears to be inoperable.

6. Heating Source

Heating source observed:
• Yes

Sunroom

1. General

Sunroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Ceiling Fan

Marginal

Findings:
- Noisy
- Shakes during operation

5. Doors

Marginal

Findings:
- Aged sliding doors

6. Windows

Poor Aged

Findings:
- Inoperable

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

7. Electrical

Acceptable

8. Heating Source

Heating source observed:
- Yes

Foyer

1. General

Foyer.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Marginal

The door rubs the frame during operation.

5. Windows

Poor Aged

Inoperable window.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Attic/Structure/Framing/Insulation

1. Access

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

2. Insulation Type

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

3. Insulation

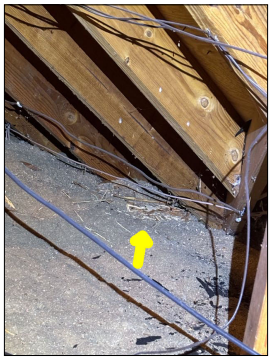
Marginal

Findings:
- Displaced insulation
- Signs of rodent droppings
- Signs of nesting
- Signs of wildlife activity
- Debris within the insulation

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

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

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



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

4. Ventilation

Acceptable

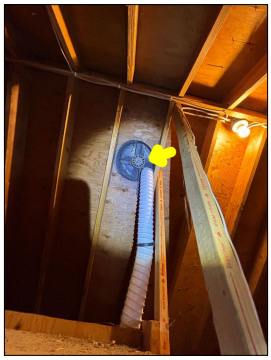
Findings:
• Ventilation appears adequate

5. Exhaust Fans/Exhaust Ductwork

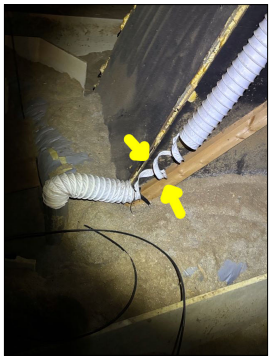
Poor

Findings:
• Fans exhaust into the attic

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.



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.



Deterioration along the ductwork, thus causing the bathroom exhaust fan to vent 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.

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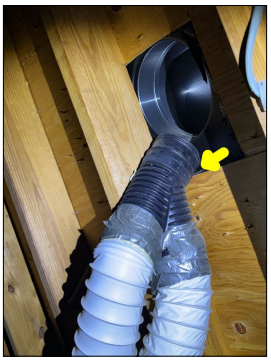

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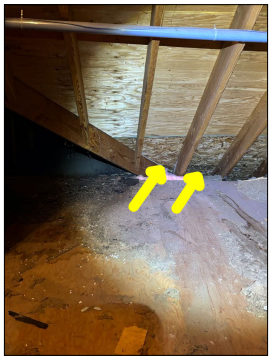
6. Sheathing/Framing

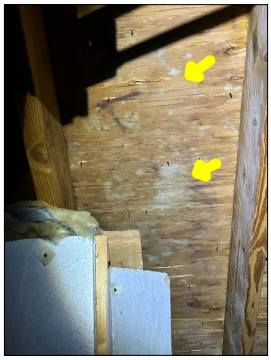
Marginal

Findings:
- Limited visibility
- Discoloration



Areas of replaced sheathing. This is an indication that the original sheathing was defective. Normally, due to an intermittent or active water source.

Discoloration along the sheathing. An active or intermittent water source can cause discoloration, mold growth and property damage. This is adjacent to the chimney. No moisture detected in this area on the day of the inspection.



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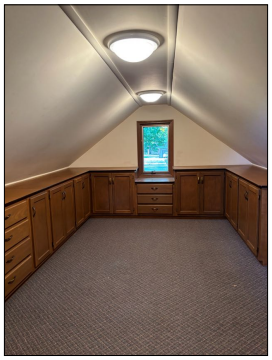
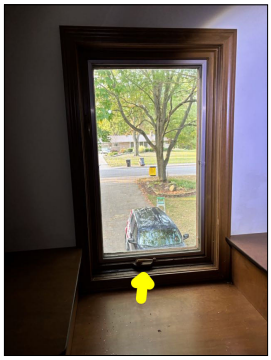
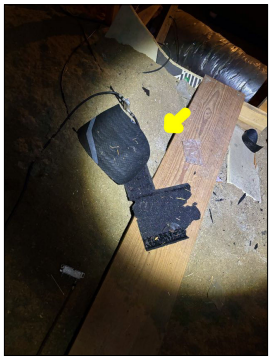


General photo of the attic.



Aged window.



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

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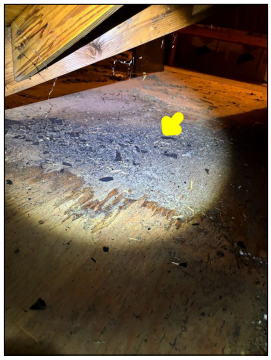


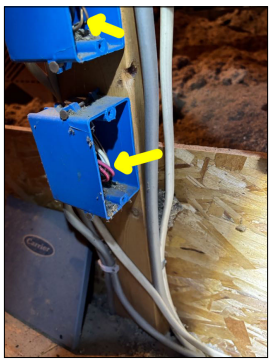
Debris and clutter within the attic. Visibility and accessibility were limited.

The flue is against the sheathing. This is a potential safety hazard. There should be at minimum a 1 inch clearance around the flue from all combustible materials. Wood is a combustible material.

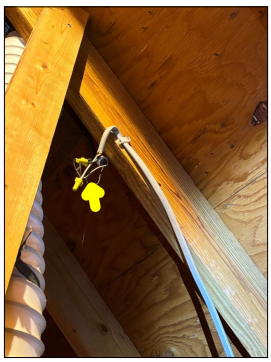
7. Electrical

Marginal Safety Hazard

The heating element is inoperable.



Exposed wires. This is a potential safety hazard.



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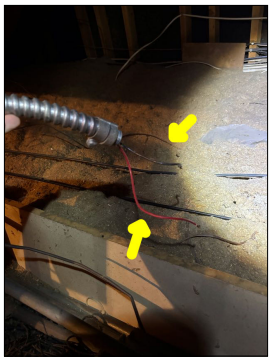


Exposed wires. This is a potential safety hazard.

Interior

1. Smoke/Carbon Monoxide Detectors

Safety Tip:
• FamilyGuard recommends at minimum, a smoke detector be present in all bedrooms and an additional detector outside each sleeping location. Also, FamilyGuard recommends a carbon monoxide detector and smoke detector be present on each living level, including habitable attics and basements.

2. Additional Information

Additional Information:
• FamilyGuard always recommends performing a radon test and mold air quality test before purchasing a home.

Radon is a colorless, odorless, tasteless, and chemically inert radioactive gas. It is formed by the natural radioactive decay of uranium in rock, soil, and water. It can be found in all 50 states. Radon is the number one cause of lung cancer for non-smokers. Testing for radon is the only way of knowing how much radon is present in the house.

Mold is a living organism. Mold grows wherever it gets enough moisture/water to grow. An active or intermittent water source, such as a leaking plumbing pipe, water intrusion from the exterior, foundation leaks, or high levels of humidity can cause mold growth. Mold eats the material it grows on. Mold has the potential to cause property damage, such as wood rot or structural damage. In addition, mold spores can be released into the air and can cause respiratory problems, coughing, headaches, eye irritation, skin irritation and other health issues for those dwelling in the house. Performing a mold air quality test is the only way to know if mold levels are abnormal in the house. A mold air quality test can also sometimes help identify concealed surface mold, such as mold hidden behind drywall and insulation.

If you did not already and want a radon test or a mold air quality test, contact FamilyGuard at your earliest convenience. Please note - testing for radon and mold are additional expenses and are not covered in a general home inspection.

3. Additional Services

Radon Test/Mold Test:
• Radon test - no
• Mold test - no

4. Additional Information

Observations:
• The windows throughout the house are aged and are towards the end of their life expectancy. Window repairs and potential replacement of windows should be anticipated.
• Several areas of discoloration and previous water stains along the ceilings throughout the house. Please review entire report for photos.

Cooling System

1. Cooling System Information

Findings:
• Brand/Rheem
• The approximate manufacture date is 2016

2. Refrigerant Type

Findings:
• R410

3. Cooling System

Findings:
Marginal
• The temperature drop for the air conditioning was approximately 11 degrees Fahrenheit.
• Needs cleaning/serviced
• No current service record
• Service recommended

Condenser.

The insulation to the suction line is torn/missing. The insulation on the suction line is important so the refrigerant in the line does not absorb additional heat. The hotter the refrigerant, the harder the condenser has to work, thus shortening the life of the 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 61 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 72 degrees Fahrenheit.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Rheem
- The approximate manufacture date is 2016

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

Findings:

Marginal

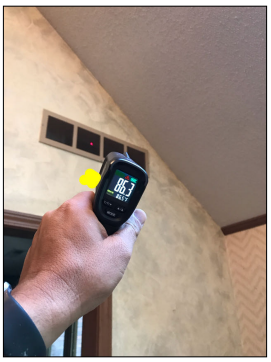
- The temperature rise for the furnace was approximately 25 degrees Fahrenheit.
- No current service record
- Service recommended
- Please note, there is no indication that the furnace or air conditioning has experienced annual routine preventative maintenance. It is recommended that appliances have 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.

Furnace.

Furnace data plate.

Exposed wires and the conduit is damaged. The metal edge of the conduit could damage the wires, thus potentially causing spark, arcing, and/or fire.

The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 111 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 86 degrees Fahrenheit.

Plumbing

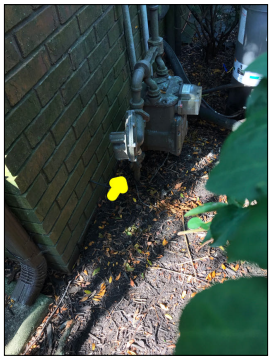
1. Main Water Shut-Off Valve

Location:
- Garage

Apparent main water shut-off valve.

2. Main Fuel Shut-Off Valve

Location:
- Exterior



Main fuel shut off valve.

3. Visible Water Distribution Plumbing

Materials:
- Copper
- Polybutylene

4. Visible Drain/Vent Plumbing

Materials:
- PVC
- Brass

5. Condition Of Water Supply/Drain/Vents Plumbing

Findings:
- Limited visibility
- Rust/Corrosion
- Hot water present

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. This is located underneath the sink in the garage.

6. Visible Fuel Lines

Materials:
- Black iron

7. Condition Of Fuel Lines

8. Water Quality Test

Water quality test:
- No

Water Heater

1. Water Heater General Information

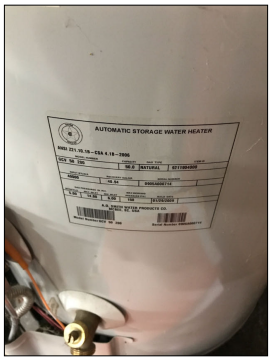
Brand/Approximate Age:
- Brand/AO Smith
- The approximate manufacture date is 2009

Type:
- Gas

2. Water Heater

Marginal Safety Hazard Aged

Water heater.



Water heater data plate.

The temperature and pressure relief valve extension has bends along it and is not straight. Temperature and pressure relief valves should be straight and within 6 inches of the floor The lack of a proper extension is a potential safety hazard.

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

Electrical

1. General Information

Location of panels:
- Interior

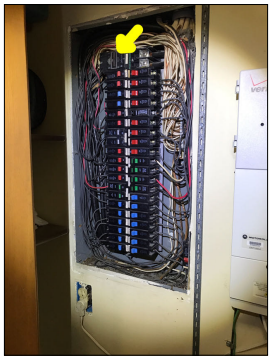
Voltage/Amperage:
- 120/240 volts
- 200 amps

2. Branch Wire

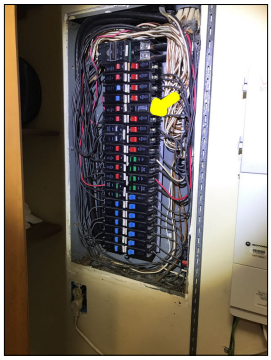
Type:
- Copper

3. Electrical

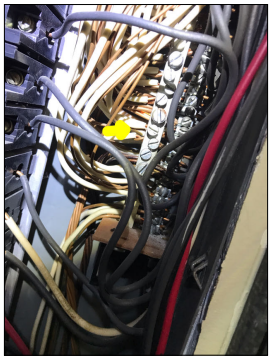
Marginal Safety Hazard



Main circuit breaker.

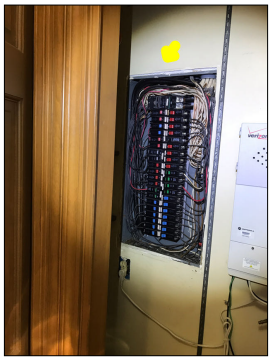


The circuit breaker panel is an aged Bryant circuit breaker panel. Aged circuit breaker panels can become a potential safety hazard due to being old. It is recommended that aged circuit breaker panels be replaced and upgraded to a meet current day standards. The manufacturer Bryant no longer exist. Finding replacement circuit breakers and other replacement parts to the panel might be difficult.

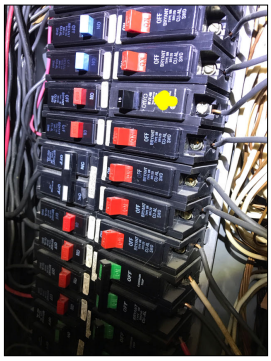


Double tapped neutral wires. Neutral wires should not share a terminal with any other wires, including ground wires. Double tapped neutrals are considered a safety hazard. Double tapped neutral wires do not allow the circuit to be isolated if the circuit needs to be worked on. Also, double tapped neutral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

Mice/rodent droppings within the electrical panel. Wildlife activity can cause property damage.

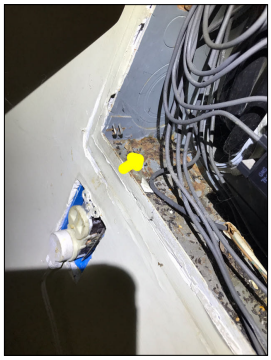


Inadequate clearance around the circuit breaker panel. The lack of proper clearance is a potential safety hazard. Circuit breaker panels should have at minimum, 3 feet depth measured from front edge of the panel, 30 inches minimum width or width of equipment if > 30 inches, working space height of 6 feet, 6 inches or height of equipment, whichever is greater. Required working space must extend to the ground, panel door must be operable to at least 90 degrees.

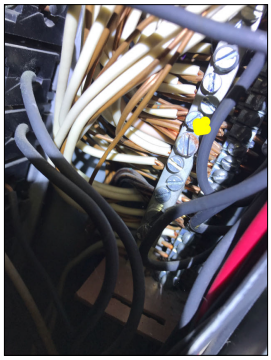


Electrical panel/circuit breaker manufacturer mismatch within the circuit breaker panel. The defect is because not all busbars are the same size and have the same dimensions. A circuit breaker from another manufacturer might not properly fit the busbar, thus creating a poor/loose connection.

Missing receptacle cover.



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.



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Missing screws.

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.