FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

5215 St. Joe Center Rd. Fort Wayne, IN 46835
Inspection Prepared For: Seller

Date of Inspection: 9/22/2024
Age of House: 62 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.

Bathroom 2		
Page 28 Item: 5	Walls/Ceiling	• Mold like substance. An active or intermittent water source can cause mold growth and property damage.

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. Patio/Deck

Marginal

Cracks and deterioration along the patio.

4. Hose Bibs

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.

5. Landscaping

Findings:
• Trim back trees/shrubberies
• Remove wood/leaves/debris from around 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.

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:
• 1 - 5+ years

5. Condition

Marginal

General photo of the roof.

The plumbing vent is unconventionally short. This is considered abnormal and a defect. A short plumbing vent can get covered during heavy snowfall, thus obstructing the vent, which could result is drainage problems with the plumbing system.

Exposed nailheads/staples. Exposed nailheads/staples are potential leak points.

Animal droppings along the roof. Wildlife activity can cause property damage.

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

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

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 shingles in the gutter. This is considered abnormal.

Exterior

1. Chimney/Fireplace

Marginal

Findings:
- Rust/corrosion
- 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.

The chimney does not have a spark arrestor. A spark arrestor keeps 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 sealant along the chimney. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

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

Deterioration along the sealant and holes along the sealant. Areas such as these can allow for water intrusion into the attic and underneath the shingles.

Rust and corrosion within the fireplace.

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:
• 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

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.

Discoloration along the siding.

Discoloration along the siding.

Discoloration along the siding.

Flaking and peeling along the siding.

Deterioration along the trim section.

Deterioration along the trim section.

Discoloration along the siding.

Deterioration along the mortar.

The brick siding is not plumb. It's leaning.

4. Foundation/Slab

Marginal

Findings:
- Limited visibility
- 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.

5. Exterior Electrical

Findings:
• Non GFCI protected


The light is inoperable.


Non GFCI protected receptacles.


The front light post is not plumb.


The light is inoperable.

6. Wood Destroying Insect Damage/Treatment

Findings:
• None apparent
• Limited visibility
• Finished walls/ceilings
• Cabinetry/shelving
• Exterior siding
• Dense vegetation

Garage

1. Overhead Door(s)

2. Automatic Opener

Findings:
• Operable

3. Safety Reverse

Findings:
• Inoperable

Poor

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.

Disconnected photo eye sensors.

4. Floor/Slab

Findings:
• Cracks

Poor

Cracks and deterioration along the floor.

5. Walls/Ceiling

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.

Damage along the ceiling.

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

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

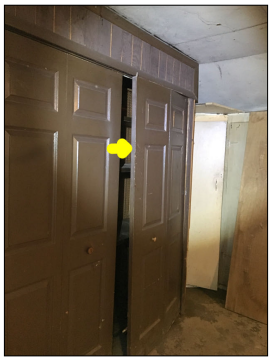
Please note, the garage has a musty/moldy smell. An active or intermittent water source can make foul odors.

6. Doors

Findings:
• Aged service door

The door drags the floor during operation.

The door that separates the interior of the house appears to be a hollow door. Hollow doors are not a proper fire rated door. This is a potential safety hazard.



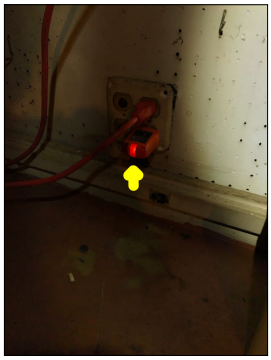
Disconnected doors.

Cracked glass along the door.

7. Electrical

Marginal Safety Hazard

Open ground receptacles.



Non GFCI protected receptacles.

Extension cord observed. Extension cords should not be used as permanent wiring. Extension cords used as permanent wiring is considered a potential safety hazard.

8. Windows

Marginal Aged

Aged windows.

Kitchen

1. General

Kitchen.

2. Cabinets/Countertops

Acceptable

3. Sink/Faucet/Plumbing

Marginal

Findings:
• Limited visibility underneath the sink

The water pressure is unconventionally low.

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 69 degrees Fahrenheit. This is considered abnormal and a defect.

4. Walls/Ceiling

Acceptable

5. Floor

Acceptable

6. Doors

Acceptable

7. Electrical

Acceptable

Findings:
• GFCI protected receptacles

8. Range

Acceptable

Findings:
• Operable

9. Exhaust Fan

Findings:
• Inoperable

10. Refrigerator

Marginal

Findings:
• Dirty/needs cleaning

11. Microwave

Poor

Findings:
• Inoperable

Inoperable microwave.

Laundry

1. General

Laundry.

Laundry.

2. Dryer Exhaust

Acceptable

Findings:
• Recommend cleaning ductwork

3. Receptacles/Lights

Acceptable

4. Plumbing

Marginal

Findings:
• Rust/corrosion

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 washer hook up lines. Also, there is unconventional insulation shoved into the cavity where the washer hook up lines are located.

5. Dryer

Findings:
• Aged

6. Washing Machine

Findings:
• Aged

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Findings:
• Discoloration

Marginal

Cracks along the walls.

Cracks along the walls.

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.

Cracks along the walls.

3. Floor

Acceptable

4. Doors

Poor

The door does not properly close.

The door is difficult to operate.

5. Windows

Marginal Aged

Aged windows.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General

Bedroom.

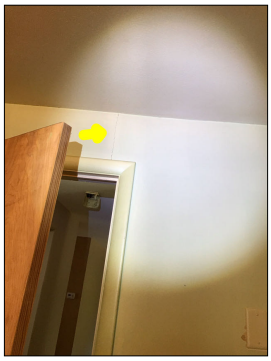
2. Walls/Ceiling

Poor

Findings:
- Cracks
- Discoloration

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

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



Cracks along the walls.

3. Floor

Acceptable

4. Doors

Marginal

The door rubs the frame during operation.

5. Windows

Marginal Aged

Aged windows.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 3

1. General

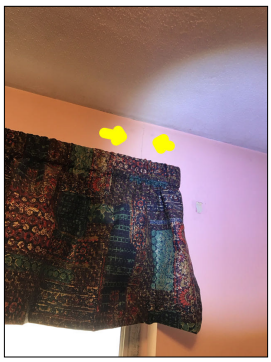
Bedroom.

2. Walls/Ceiling

Poor

Findings:
• Cracks

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.



Cracks along the walls.

Cracks along the walls.

3. Floor

Acceptable

4. Doors

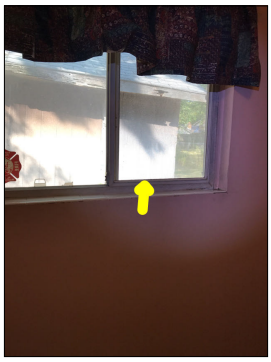
Marginal

The door rubs the frame during operation.

The door rubs the frame during operation.

5. Windows

Marginal Aged



Aged windows.

6. Electrical

Marginal

Loose receptacles.

7. Heating Source

Heating source observed:
• Yes

Bathroom 1

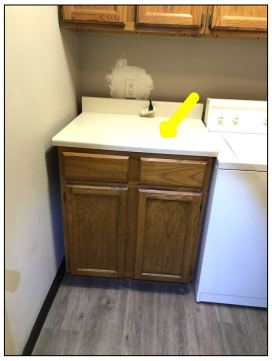
1. General

Bathroom.

2. Sinks/Plumbing

Poor

Findings:
• Limited visibility underneath the sink



Loose/detached cabinets and countertop.

Active plumbing leak. An active or intermittent water source can cause mold growth and property damage.

Rust/corrosion along the plumbing pipes.

3. Toilet

Acceptable

4. Walls/Ceiling

Marginal

Findings:
• Discoloration

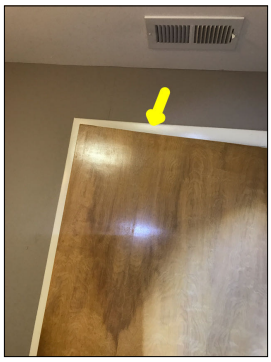
Discoloration along the walls.

5. Floor

Acceptable

6. Doors

Poor



The door does not close properly.

7. Electrical

Acceptable

Findings:
• GFCI protected receptacles

8. Exhaust Fan

Findings:
• Operable

9. Heating Source

Heating source observed:
• Yes

Bathroom 2

1. General

Bathroom.

2. Sinks/Plumbing

Findings:
• Limited visibility underneath the sink

Upon turning the faucet on, the faucet only dripped water.

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.

Rust and corrosion along the sink.

3. Shower/Bathtub

Aged cast iron bathtub.

Unconventional beads of caulk along the shower/bath. This is considered amateur craftsmanship. The beads of caulk will discolor and deteriorate with time and potentially mold. The caulk will require regular maintenance to prevent water from getting underneath the caulk and behind the shower/bath wall. A properly installed shower/bath will have edges that overlap and the overlapped edges will properly shed water and create liquid tight seams. Beads of caulk can actually trap water and allow water to get behind the shower/bathtub wall and within the wall cavities, thus causing potential mold growth and property damage.

The bathtub faucet is missing.

Missing drain stopper.

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

Peeling wall covering.

4. Toilet

Findings:
- Loose bowl/tank

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

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

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

6. Floor

Poor

Unfinished floor/missing floor coverings.

7. Doors

Marginal

The door rubs the frame during operation.

8. Electrical

Marginal

Findings:
• Non GFCI protected receptacles

Inoperable heating element.

Non GFCI protected receptacles.

9. Exhaust Fan

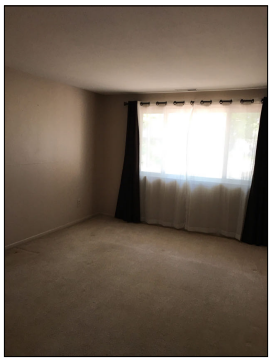
Findings:
• Noisy

10. Heating Source

Heating source observed:
• Yes

Living Room

1. General



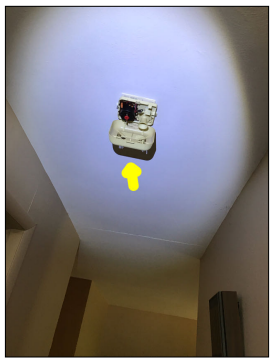
Living room.

2. Walls/Ceiling

Findings:
• Cracks

Marginal

Cracks along the ceiling.



Disconnected smoke detector.

3. Floor

Findings:
• Slopes

Marginal

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

4. Windows

Acceptable

5. Electrical

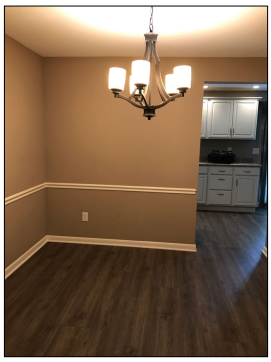
Acceptable

6. Heating Source

Heating source observed:
• Yes

Dining Room

1. General



Dining room.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Windows

Marginal Aged

Aged windows.

5. Electrical

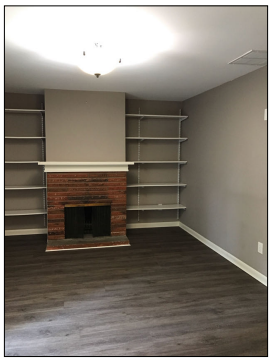
Acceptable

6. Heating Source

Heating source observed:
• Yes

Family Room

1. General



Family room.

2. Walls/Ceiling

Findings:
• Cracks

Marginal

Cracks along the ceiling.

3. Floor

Acceptable

4. Doors

Acceptable

5. Electrical

Marginal

Missing smoke detector.

6. Heating Source

Heating source observed:
- Yes

Foyer

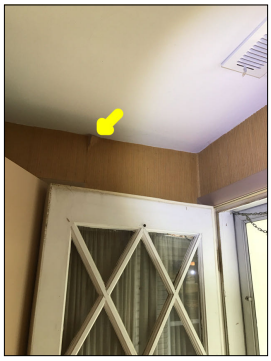
1. General

Foyer.

2. Walls/Ceiling

Marginal

Flaking and peeling along the walls.



Flaking and peeling along the walls.

Cracks along the walls.

3. Floor

Acceptable

4. Doors

Marginal Aged

Findings:
• Aged entry door

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

Damage along the main entry door.

5. Electrical

Marginal

I was unable to find a function for the middle switch. There are no apparent lights or receptacles that are linked to the switch.

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:
- Cellulose
- Loose
- Rockwool

3. Insulation

Findings:
- Debris within the insulation

Marginal

4. Ventilation

Acceptable

Findings:
- Ventilation appears adequate

5. Exhaust Fans/Exhaust Ductwork

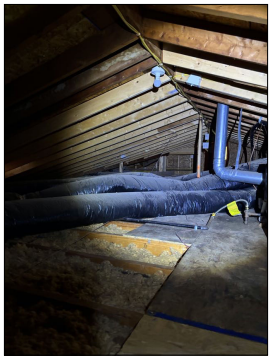
Poor

Findings:
- No exterior bathroom exhaust vents observed
- Exhaust fans not vented to the exterior can cause mold growth and property damage.

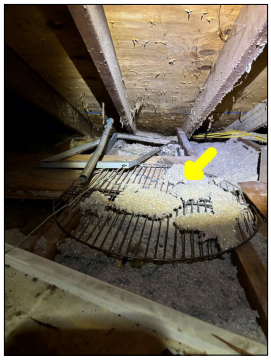
6. Sheathing/Framing

Marginal

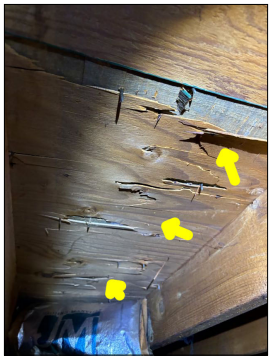
Findings:
- Limited visibility
- Structural modifications observed
- Delaminated sheathing



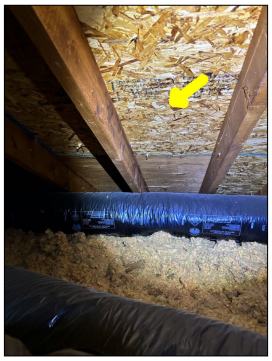
General photo of the attic.



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

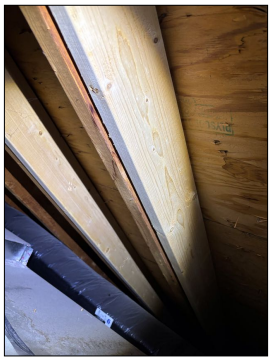


Areas of delaminated sheathing. This is considered abnormal and a defect. Delaminated sheathing is primarily caused by an active or intermittent water source. An active or intermittent water source can cause mold growth and property damage.

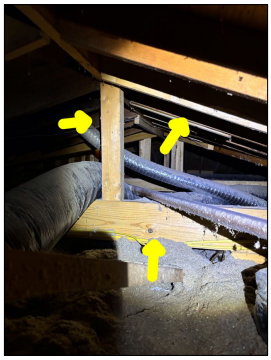


Some areas of the sheathing have been replaced with new sheathing.

Added rafters and new rafters observed within the attic. This is an indication that the house has experienced structural repairs.

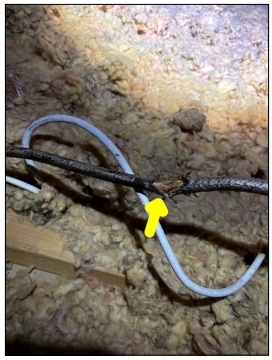


Sistered rafters observed within the attic. This is an indication that the house has experienced structural repairs.



Added supports observed in the attic. This is an indication that the house has experienced structural repairs.

7. Electrical



Exposed wires. This is a potential safety hazard.

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.

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:
• 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/Carrier
• The approximate manufacture date is 2017

2. Refrigerant Type

Findings:
• R410

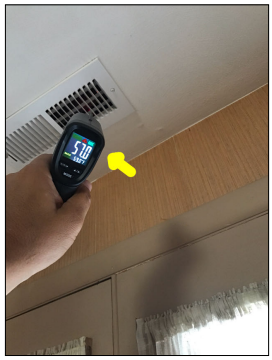
3. Cooling System

Findings:
Marginal
• The temperature drop for the air conditioning was approximately 10 degrees Fahrenheit.
• Needs cleaning/serviced
• No current service record
• Service recommended

Condenser.

Condenser data plate.

The condenser is dirty and needs cleaning. A dirty condenser can restrict proper airlfow along the condenser, thus causing the condenser to work harder, which can shorten the lifespan of the condenser.



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 57 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 67 degrees Fahrenheit.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Carrier
- The approximate manufacture date is 2017

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

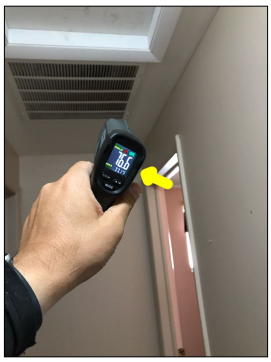
Marginal

Findings:
- The temperature rise for the furnace was approximately 33 degrees Fahrenheit.
- No current service record
- Service recommended
- Furnace needs cleaning

Furnace.

Furnace data plate.

The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 109 degrees Fahrenheit.

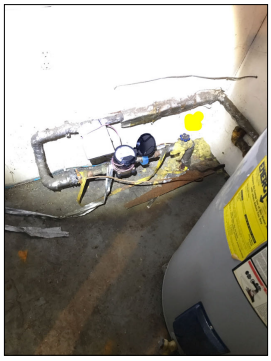


The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 76 degrees Fahrenheit.

Plumbing

1. Main Water Shut-Off Valve

Location:
- Garage



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

4. Visible Drain/Vent Plumbing

Materials:
- PVC
- Copper

5. Condition Of Water Supply/Drain/Vents Plumbing

Marginal

Findings:
- Limited visibility
- Rust/Corrosion
- No hot water present
- Aged pipes
- Please review entire report
- Recommend licensed plumber further evaluate and make necessary repairs.

Aged copper drain/vent 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.

There is a clean out located in the yard. This is an indication that the underground drain line between the house and the city drain line has experienced maintenance and/or repairs in the past.

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. Water Quality Test

Water quality test:
• No

Water Heater

1. Water Heater General Information

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

2. Water Heater

Findings:
• No hot water

Water heater. Please note, there was no hot water on the day of the inspection.

Water heater data plate.

Corrosion along the water supply lines.

Electrical

1. General Information

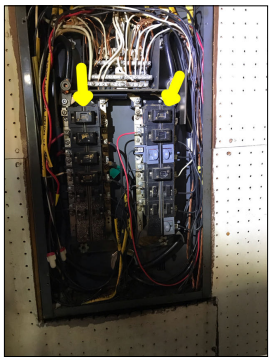
Location of panels:
- Garage

Voltage/Amperage:
- 120/240 volts
- Amps unknown. No visual markings identifying amperage

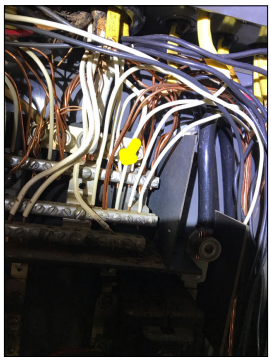
2. Branch Wire

Type:
- Copper

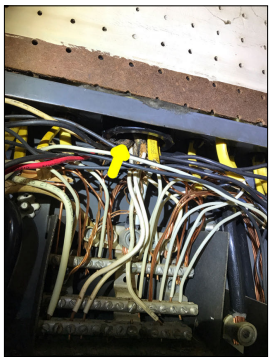
3. Electrical



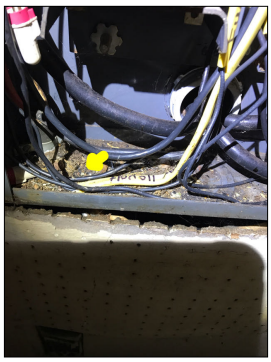
The circuit breaker panel is an aged Pushmatic circuit breaker panel. Pushmatic circuit breaker panels no longer meet modern day electrical standards. Pushmatic circuit breaker panels are considered a safety hazard. Due to their age and outdated technology, Pushmatic circuit breakers are prone to not trip when experiencing an overload or overheating, thus creating arcing, spark and/or fire. Recommend replacing the Pushmatic circuit breaker panel to a modern day circuit breaker panel.



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



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



Debris within the circuit breaker panel.

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.