

# **FAMILYGUARD**

## **HOME INSPECTION REPORT**



**Inspector: Alex Bishop**  
**License #: HI01600042**

**6407 Maumee Rd. Fort Wayne, IN 46803**  
**Inspection Prepared For: Seller**

**Date of Inspection: 12/4/2024**  
**Age of House: 79 Years**  
**Weather: Overcast & Cold**

## **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.

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# 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 28 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.

# Grounds

## 1. Driveway

Marginal



Findings:

- Cracks/deterioration/pitting



Cracks and deterioration along the driveway.



Cracks and deterioration along the driveway.

## 2. Service Walks/Steps

Marginal



Findings:

- Uneven risers/surfaces
- Cracks/deterioration/pitting
- Cracks



Uneven surfaces along the service walks.

## 3. Patio/Deck

Marginal



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.

## 4. Hose Bibs

Marginal



Findings:

- No anti-siphon/frost free valve



No anti-siphon/frost free valve. The lack of an anti-siphon valve can allow water back flow into the water supply lines, thus contaminating potable water. This is a potential safety hazard. The lack of a frost free 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

Poor



Findings:

- Trim back trees/shrubberies



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:

- 10 - 15+ years

### 5. Condition

Marginal  
✓



General photo of the roof.



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



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.



The rubber flashing is concave. This is considered a defect.  
The concave flashing will act as a trap for water and hold water and snow, thus creating a potential leak point.  
Flashing is not designed to hold water, flashing is designed to shed water.



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



# Exterior

## 1. Gutters

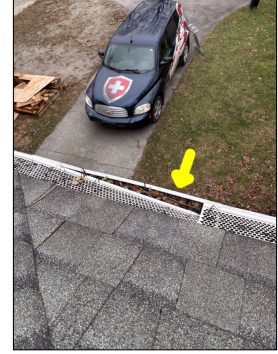
Marginal



The gutter system is partially 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.



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



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



Displaced gutter guards.

## 2. 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





Holes along the siding.



Wood rot damage.



The siding is in proximity to the ground. Siding should have at least 6 to 8 inches of clearance above the ground. Maintaining proper clearances reduces access to wood structures behind the siding and helps preserve the house. The proper clearances help restrict access from wood destroying insects and/or moisture/water that might find its way behind the siding.



Wood rot damage along the shutters.



Holes along the siding.



Gaps along the siding.



Dents along the overhang.

### 3. Exterior Electrical



Non **GFCI** protected receptacles.

### 4. Wood Destroying Insect Damage/Treatment

Findings:

- None apparent
- Limited visibility
- Finished walls/ceilings
- Cabinetry/shelving
- Furniture/stored items
- Cluttered condition
- Dirt floor in the crawl space

## Garage

### 1. Overhead Door(s)



### 2. Automatic Opener



### 3. Floor/Slab



Findings:

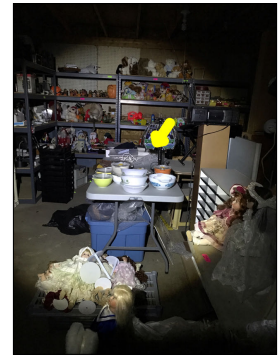
- Cracks



Cracks and deterioration along the floor.



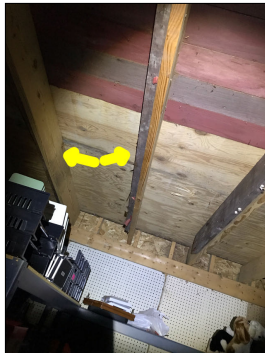
Cracks and deterioration along the floor.



Excessive clutter in the garage. Visibility and accessibility were limited.

#### 4. Walls/Ceiling

Marginal  
✓



Sistered floor joists observed within the garage. This is an indication of previous structural repairs.



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

#### 5. Doors

Marginal  
✓

Findings:

- Aged service door

#### 6. Electrical

Marginal Safety Hazard  
✓ ⚠



Exposed wires. This is a potential safety hazard.



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

## 7. Roof General

Visibility:

- All

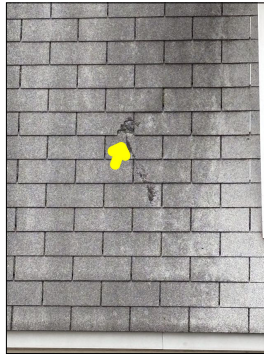
Layers/Approximate Age:

- Appears to be 1 layer
- 15 - 20+ years

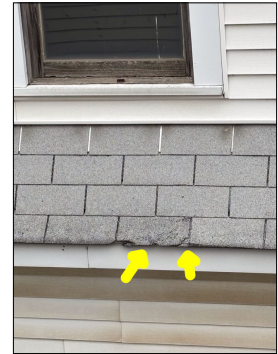
## 8. Roof



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



Damaged roof shingles.



Damaged roof shingles.

## 9. Siding



Findings:

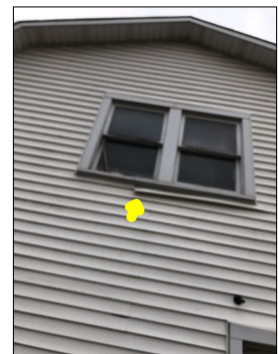
- Loose/detached
- Cracks/gaps/holes



Damaged siding.



Damaged siding.



Loose/detached siding.





Damaged 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.



Discoloration along the siding.

## 10. Windows



## 11. Gutters



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

Acceptable  
✓

## 3. Sink/Faucet/Plumbing

Acceptable  
✓

Findings:

- Limited visibility underneath the sink



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 106 degrees Fahrenheit.



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

## 4. Walls/Ceiling

Acceptable  
✓

## 5. Floor

Acceptable  
✓

## 6. Windows



Aged windows.

## 7. Electrical



- Findings:
- GFCI protected receptacles

## 8. Range



## 9. Exhaust Fan

- Findings:
- Operable

## 10. Dishwasher



## 11. Dishwasher Drain Line Looped

- Findings:
- No
  - Safety hazard

## 12. Refrigerator



# Laundry

## 1. General



Laundry.



Large dent along the dryer.

## 2. Dryer Exhaust

Findings:

- Recommend cleaning ductwork

Acceptable



## 3. Receptacles/Lights

Acceptable



## 4. Plumbing

Findings:

- Limited visibility

Acceptable



## 5. Dryer

Findings:

- Operable

## 6. Washing Machine

Findings:

- Operable

# Bedroom 1

## 1. General



Bedroom.

## 2. Walls/Ceiling

Acceptable  
✓

## 3. Floor

Acceptable  
✓

Findings:  
• Squeaks

## 4. Doors

Poor  
✓



The door rubs the frame during operation.



The door does not latch properly.



The door is off its track.

## 5. Windows



Aged windows.

## 6. Electrical



## 7. Heating Source

Heating source observed:

- Yes

# Bedroom 2

## 1. General



Bedroom.

## 2. Walls/Ceiling





**3. Floor**

Findings:  
• Squeaks

**4. Doors****5. Windows****6. Electrical****7. Heating Source**

Heating source observed:  
• Yes

## Bedroom 3

**1. General**

Bedroom.

**2. Walls/Ceiling**

Findings:  
• Low clearance





Low overhead clearance. This is a potential safety hazard.

### 3. Floor



Findings:  
• Squeaks

### 4. Doors



The door drags the floor during operation.

### 5. Windows



Aged windows.

## 6. Electrical

Acceptable  
✓

## 7. Heating Source

Heating source observed:

- Yes

# Bathroom 1

## 1. General



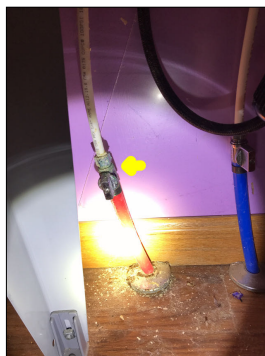
Bathroom.

## 2. Sinks/Plumbing

Marginal  
✓

Findings:

- Limited visibility underneath the sink



Rust/corrosion along the plumbing pipes.

## 3. Toilet

Acceptable  
✓

#### 4. Walls/Ceiling

Acceptable  
✓

#### 5. Floor

Acceptable  
✓

Findings:  
• Squeaks

#### 6. Doors

Marginal  
✓



The door does not latch properly.

#### 7. Windows

Marginal  
✓



Aged window.

#### 8. Electrical

Acceptable  
✓

Findings:  
• GFCI protected receptacles

#### 9. Exhaust Fan

Findings:  
• Operable  
• Noisy

## 10. Heating Source

Heating source observed:

- Yes

# Bathroom 2

## 1. General



Bathroom.

## 2. Sinks/Plumbing

Marginal  
✓

Findings:

- Limited visibility underneath the sink



The drain stopper is inoperable. It slowly allows water down the drain when it's engaged.



Rust/corrosion along the plumbing pipes.

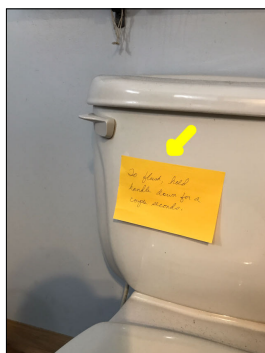
## 3. Shower/Bathtub

Acceptable  
✓



#### 4. Toilet

Marginal



The lever has to be held down for a few seconds for the toilet to flush. This is considered abnormal and a defect. A toilet should properly flush by simply pressing down on the lever and then releasing from the lever.

#### 5. Walls/Ceiling

Acceptable



#### 6. Floor

Acceptable



Findings:

- Squeaks

#### 7. Doors

Acceptable



#### 8. Windows

Marginal



Aged



Aged window.

#### 9. Electrical

Acceptable



Findings:

- GFCI protected receptacles

**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**

Findings:

- Squeaks

Acceptable

**4. Doors**

Marginal



The door drags the floor during operation.

## 5. Windows



Aged windows.

## 6. Electrical



## 7. Heating Source

Heating source observed:

- Yes

# Foyer

## 1. General



Foyer.

## 2. Walls/Ceiling



### 3. Floor



Findings:  
• Squeaks

### 4. Doors



### 5. Windows



Aged windows.



Wood rot damage along the windows.

### 6. Electrical



### 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:  
• Batts  
• Rockwool

### 3. Insulation

Marginal



Findings:

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

### 4. Ventilation

Poor



Findings:

- Ventilation appears inadequate
- Inadequate ventilation can create moisture problems
- Additional attic ventilation recommended

### 5. Exhaust Fans/Exhaust Ductwork

Marginal



Findings:

- The exhaust ductwork lacks insulation



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

### 6. Sheathing/Framing

Poor



Findings:

- Limited visibility
- Mold like substance
- Discoloration

Observations:

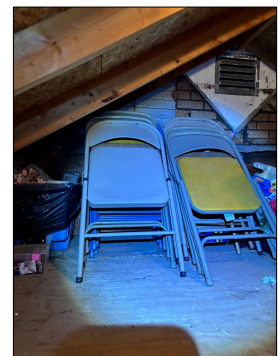
- Mold like substance along the sheathing/framing. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.



General photo of the attic.



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



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





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



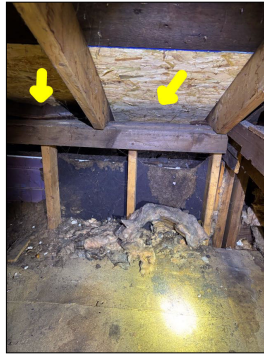
Mice/rodent droppings. Wildlife activity can cause property damage.



Wasp nest observed. Wildlife activity can cause property damage.



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



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



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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.



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



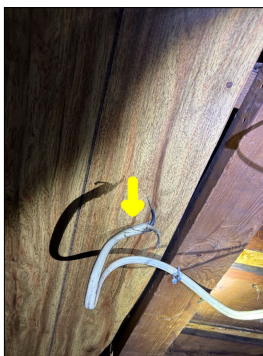
The ridge has unconventionally been cut. This is considered abnormal and a defect.

## 7. Electrical

Findings:

- Exposed wires





Exposed wires. This is a potential safety hazard.

## Basement/Crawl Space

### 1. Stairs



Findings:

- Low overhead clearance



The step is loose.

### 2. Foundation Type

Findings:

- Poured concrete
- Concrete block

### 3. Foundation/Floor



Findings:

- Limited visibility
- Cracks



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.



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.



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.



Exposed dirt along the foundation wall. This is considered a defect.



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

#### 4. Walls/Ceiling

Marginal  
✓

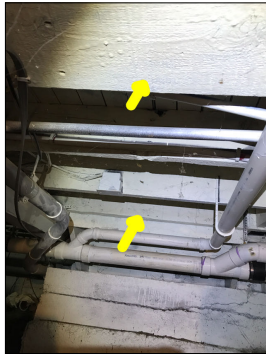


Wasp nest.



## 5. Beams/Subfloor/Joists/Columns

Marginal



The floor joists and subfloor are white. This is an indication of previous remediation. Most likely mold remediation.



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



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



Rust/corrosion along the beams. An active or intermittent water source can cause mold growth and property damage.



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

## 6. Plumbing/Drainage

Marginal



Findings:

- Sump pump observed
- Sump pump operable



The sump pump discharges into the main drain pipes. This is not a recommended practice and does not meet the industry standard. Sump pumps should discharge to the exterior.



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

# 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. Fireplace

Findings:

- Needs cleaning/serviced
- 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.

Marginal  
✓



General photo of the fireplace.



Rust and corrosion within the firebox.



Apparent abandoned blower within the chase located in the basement.

## 5. Stairs

Acceptable  
✓



## 6. 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/Ducane
- The approximate manufacture date is 2020

## 2. Refrigerant Type

Findings:

- R410

## 3. Cooling System

Findings:



- Needs cleaning/serviced
- No current service record
- Service recommended
- Oversized circuit breaker (See electrical section)



Condenser.



Condenser data plate.



The outdoor temperature during the time of the inspection was approximately 39 degrees Fahrenheit. Due to the cold weather conditions during the time of the inspection. The performance level and working condition of the air conditioner could not be determined.

# Heating System

## 1. Heating General Information

Brand/Approximate Age:

- Brand/Ducane
- The approximate manufacture date is 2020

Heat Exchanger:

- Sealed
- Not visible

## 2. Energy Source

Type:

- Gas

## 3. Heating System

Findings:

- The temperature rise for the furnace was approximately 45 degrees Fahrenheit.
- Service recommended
- Rust/corrosion

Marginal  
✓



Furnace.



The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 112 degrees Fahrenheit.



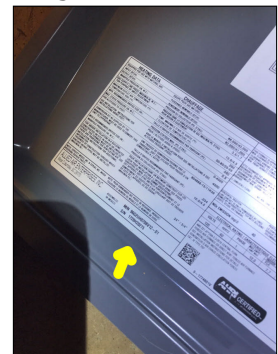
The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 67 degrees Fahrenheit.



Rust and corrosion within the furnace cabinet. This is considered a defect. An active or intermittent water source can cause property damage.



Discoloration and previous water stains along the inducer. No moisture in this area was detected on the day of the inspection.



Furnace data plate.



Rust and corrosion along the HVAC ductwork. This is considered a defect. An active or intermittent water source can cause rust and corrosion and property damage. This is in the basement.

## Plumbing

### 1. Main Water Shut-Off Valve

Location:

- Basement



Main water shut off valve.

### 2. Main Fuel Shut-Off Valve

Location:

- Exterior



Main fuel shut off valve.

### 3. Visible Water Distribution Plumbing

Materials:

- Copper

#### 4. Visible Drain/Vent Plumbing

Materials:

- PVC

#### 5. Condition Of Water Supply/Drain/Vents Plumbing

Findings:

- Limited visibility
- Previous repairs observed



#### 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/Bradford White
- The approximate manufacture date is 2015

Type:

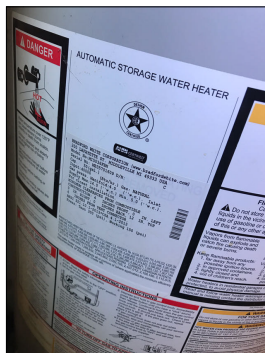
- Gas

## 2. Water Heater

Marginal



Water heater.



Water heater data plate.



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.



Non-metallic plumbing lines within 18 inches of the water heater. A metallic water supply line, such as copper, should be used for the first 18 inches of water supply lines from the water heater. After the first 18 inches, a transition of plumbing type can be made, such as going from copper to PEX. The rule applies to not only gas water heaters, but also electric, tankless, or closed combustion. Recommend checking with the manufacturer of the water heater to ensure the installation is correct.



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.



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
- Exterior

Voltage/Amperage:

- 120/240 volts
- 200 amps

## 2. Branch Wire

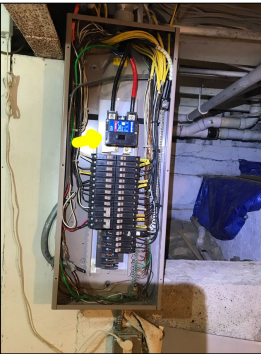
Type:

- Copper

## 3. Electrical

Findings:

- Oversized circuit breakers/improper wire gauge



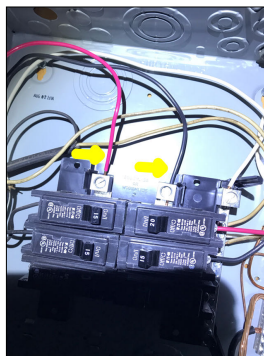
Main circuit breaker.



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



The air conditioning (**AC**) circuit breaker is oversized according to the data plate on the condenser. This is a potential safety hazard. According to the data plate, the maximum size circuit breaker should not exceed 25 amps. The current breaker is 30 amps.



10 gauge wires feeding the sub panel. This is considered abnormal and does not meet the industry standard. These wires are considered too small for supplying electricity to a sub panel.

# Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.