FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

5622 Sawmill Woods Blvd. Fort Wayne, IN 46835
Inspection Prepared For: Seller

Date of Inspection: 8/5/2025
Age of House: 20 Years
Weather: Clear

Table Of Contents

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior		
Page 26 Item: 5	Additional Information	• No significant findings observed.

Grounds

1. Driveway

Acceptable

2. Service Walks/Steps

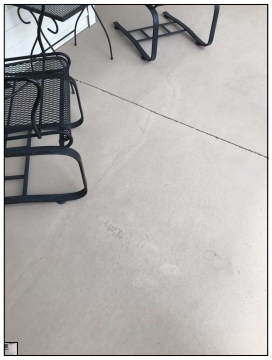
Acceptable

3. Porch

Acceptable

4. Patio/Deck

Marginal



Cracks and deterioration along the patio.

5. Hose Bibs

Acceptable

6. Landscaping

Acceptable

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:
• 20+ years

5. Condition

Marginal Aged

General photo of the roof.

Please note - while skylights are an attractive feature for a home because of their ability to allow natural light into the house, skylights carry some disadvantages. Skylights are prone to leakage. Skylights are poor insulators. Skylights are prone to breaking/cracking during heavy storms, such as a hail storm. Skylights are prone to breaking/cracking from falling debris, such as a falling tree limb. Skylights are also prone to condensation during winter months because the warm air from within the house comes in contact with the cold surface of the skylight, thus creating condensation. An intermittent or active water source can cause mold growth. Homeowners sometimes mistake condensation along a skylight for a leak. FamilyGuard recommends annual maintenance on all skylights and unexpected repairs should be anticipated.

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

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

Granule loss along the roof shingles

Exterior

1. Gutters

Marginal

Dents/damage along the gutter system.

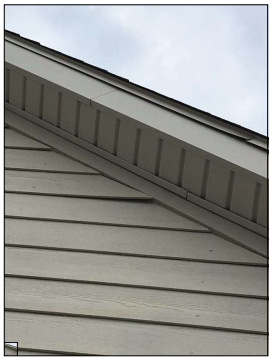
Dents/damage along the gutter system.

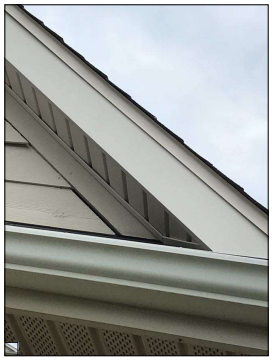
2. Siding

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.


Warped panels.


Warped panels.


Gaps along the siding.


Gaps along the siding.


Discoloration along the siding.


Wasp nest observed. Wasps can cause property damage and potentially sting those dwelling around the house.

3. Foundation/Slab

Acceptable

Findings:
- Limited visibility

4. Exterior Electrical

Acceptable

5. Wood Destroying Insect Damage/Treatment

Findings:
- None apparent
- Limited visibility
- Finished walls/ceilings
- Cabinetry/shelving
- Furniture/stored items
- Exterior siding

Garage

1. Overhead Door(s)

Marginal

Discoloration along the overhead garage door.

2. Automatic Opener

Acceptable

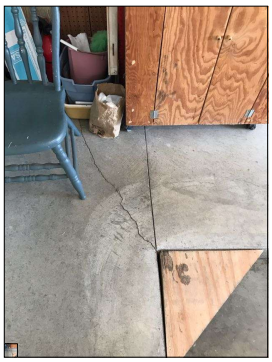
Findings:
• Operable

3. Safety Reverse

Acceptable

4. Floor/Slab

Marginal



Cracks and deterioration along the floor.

5. Walls/Ceiling

Acceptable

6. Doors

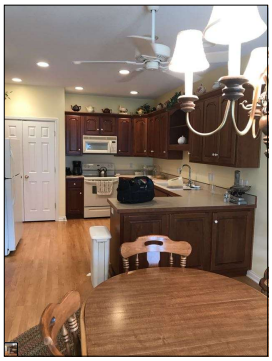
Acceptable

7. Electrical

Acceptable

Kitchen

1. General



Kitchen.

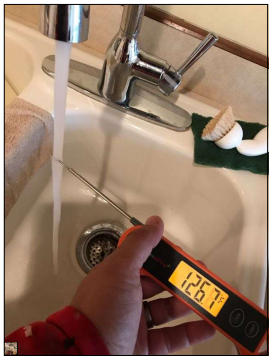
2. Cabinets/Countertops

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 126 degrees Fahrenheit.

4. Walls/Ceiling

Acceptable

5. Floor

Marginal

The floor is unconventionally wavy. This is considered abnormal and a defect.

6. Doors

Acceptable

7. Windows

Acceptable

8. Ceiling Fan

Acceptable

9. Electrical

Acceptable

Findings:
- GFCI protected receptacles

10. Range

Acceptable

11. Exhaust Fan

Findings:
- Operable

12. Dishwasher

Acceptable

13. Dishwasher Drain Line Looped

Findings:
• Yes

14. Refrigerator

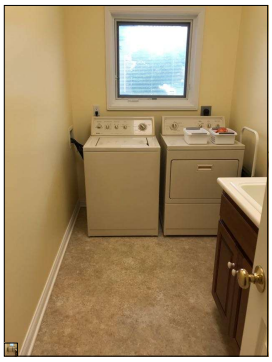
Acceptable

15. Microwave

Acceptable

Laundry

1. General



Laundry.

2. Dryer Exhaust

Findings:
• Recommend cleaning ductwork

Acceptable

3. Receptacles/Lights

Acceptable

4. Plumbing

Findings:
• Limited visibility

Acceptable

5. Dryer

Findings:
• Aged

6. Washing Machine

Findings:
• Aged

7. Doors

Acceptable

8. Windows

Acceptable

9. Walls/Ceiling

Acceptable

10. Floor

Acceptable

11. Heating Source

Heating source observed:
• Yes

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

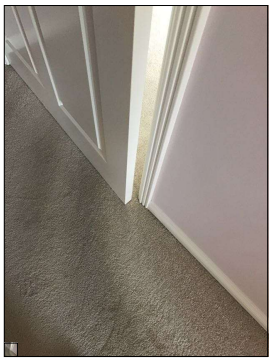
Acceptable

3. Floor

Acceptable

4. Doors

Marginal



The door drags the floor during operation.

5. Windows

Acceptable

6. Electrical

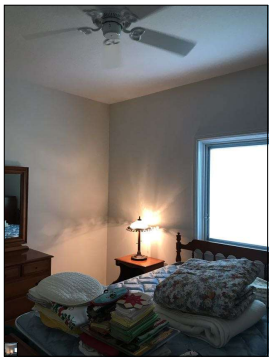
Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

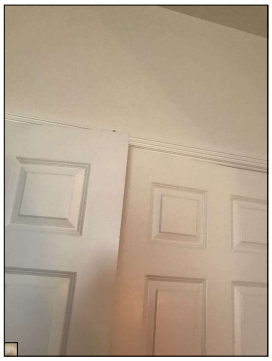
Acceptable

4. Ceiling Fan

Acceptable

5. Doors

Marginal



The doors are difficult to latch.

6. Windows

Acceptable

7. Electrical

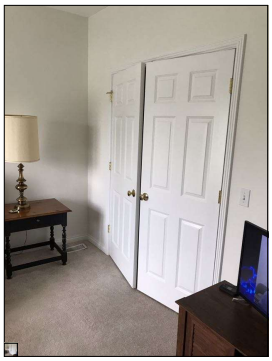
Acceptable

8. Heating Source

Heating source observed:
- Yes

Bedroom 3

1. General



Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Ceiling Fan

Acceptable

5. Doors

Acceptable

6. Windows

Acceptable

7. Electrical

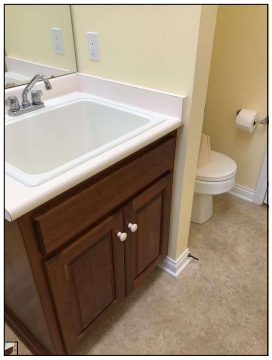
Acceptable

8. Heating Source

Heating source observed:
- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

Acceptable

Findings:
• Limited visibility underneath the sink

3. Toilet

Marginal

Findings:
• Seat/lid loose

4. Walls/Ceiling

Acceptable

5. Floor

Acceptable

6. Doors

Acceptable

7. Electrical

Acceptable

Findings:
• GFCI protected receptacles

8. Exhaust Fan

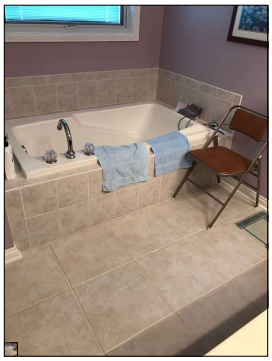
Findings:
• None

9. Heating Source

Heating source observed:
• Yes

Bathroom 2

1. General

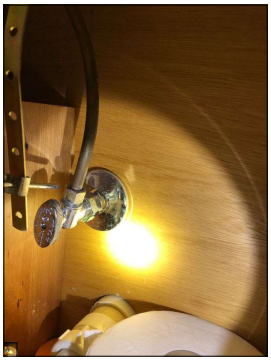


Bathroom.

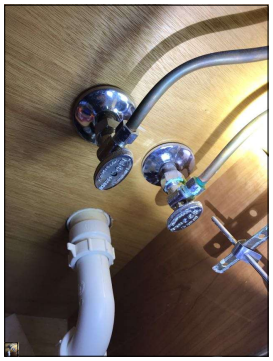
2. Sinks/Plumbing

Findings:
• Limited visibility underneath the sink

Marginal



Rust/corrosion along the plumbing pipes.

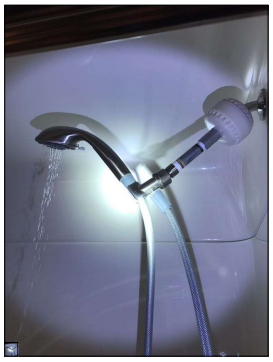


Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Marginal

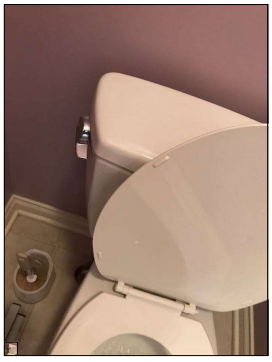
Chips along the bathtub. Chips are considered defects and are potential leak points.



The water pressure is unconventionally low.

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

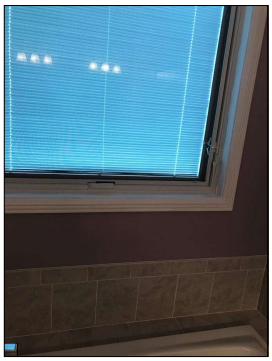
Acceptable

7. Doors

Acceptable

8. Windows

Findings:
• Inoperable



Inoperable window. The window appears to be stuck. Please note, a properly functioning window should be able to easily open.

9. Electrical

Findings:
• GFCI protected receptacles

10. Exhaust Fan

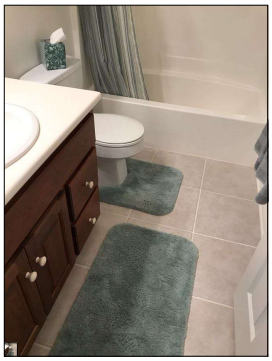
Findings:
• Operable

11. Heating Source

Heating source observed:
• Yes

Bathroom 3

1. General

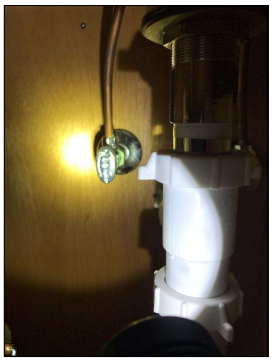


Bathroom.

2. Sinks/Plumbing

Marginal

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



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Acceptable

4. Toilet

Marginal

The tank is loose. This is considered a defect. A properly installed tank should not have any movement.

5. Walls/Ceiling

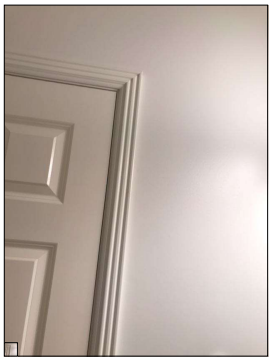
Acceptable

6. Floor

Acceptable

7. Doors

Marginal



The door rubs the frame during operation.

8. Electrical

Findings:
• GFCI protected receptacles

Acceptable

9. Exhaust Fan

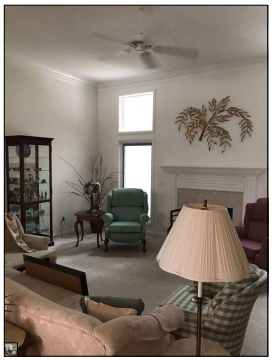
Findings:
• Operable

10. Heating Source

Heating source observed:
• Yes

Living Room

1. General



Living room.

2. Walls/Ceiling

Acceptable

3. Floor

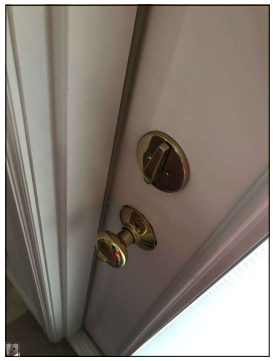
Acceptable

4. Ceiling Fan

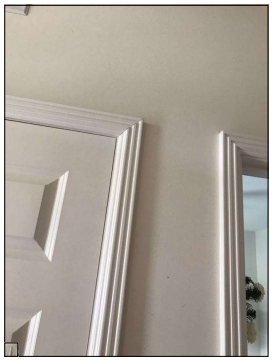
Acceptable

5. Doors

Marginal



The deadbolt and lock are unconventionally loose.



The door rubs the frame during operation.

6. Windows

Acceptable

7. Electrical

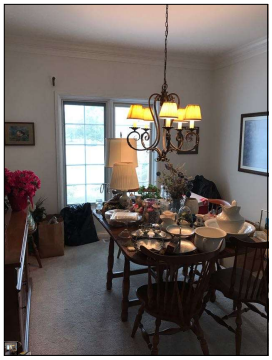
Acceptable

8. Heating Source

Heating source observed:
- Yes

Dining Room

1. General



Dining room.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Windows

Acceptable

5. Electrical

Acceptable

6. Heating Source

Heating source observed:
- Yes

Attic/Structure/Framing/Insulation

1. Access

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

2. Insulation Type

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

3. Insulation

Acceptable

4. Ventilation

Findings:
- Ventilation appears adequate

Acceptable

5. Exhaust Fans/Exhaust Ductwork

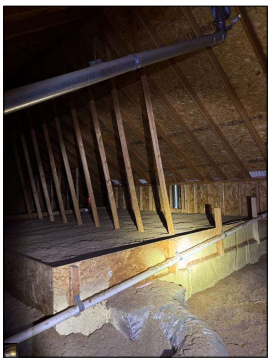
Findings:
- Exhaust vents observed on exterior

Acceptable

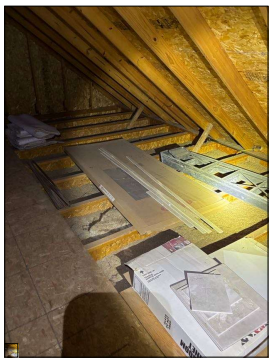
6. Sheathing/Framing

Findings:
- Limited visibility

Acceptable



General photo of the attic.



Debris and clutter within the attic.

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:
• Not tested
• 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 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 is safe to use.

5. Additional Information

Observations:
• No significant findings observed.

Cooling System

1. Cooling System Information

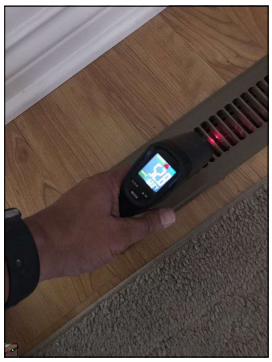
Findings:
- Brand/Armstrong
- The approximate manufacture date is 2005

2. Refrigerant Type

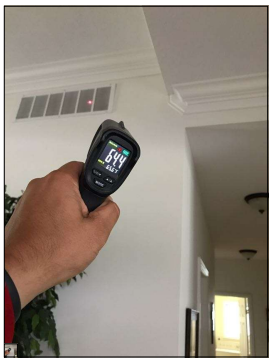
Findings:
- Unknown/faded data plate

3. Cooling System

Findings:
- The temperature drop for the air conditioning was approximately 12 degrees Fahrenheit.

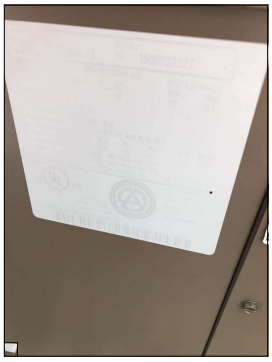


The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 52 degrees Fahrenheit.



The photo identifies the temperature of the return air while the air conditioner was in operation. The approximate temperature of the return air was 64 degrees Fahrenheit.

Condenser.



Condenser data plate.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Armstrong
- The approximate manufacture date is 2005

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

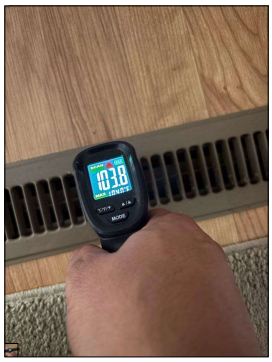
Type:
- Gas

3. Heating System

Findings:
- The temperature rise for the furnace was approximately 20 degrees Fahrenheit.

Please note, the house has sub slab HVAC ductwork. Sub slab ductwork can potentially allow water intrusion from the ground. Ground water entering into the ductwork can cause air quality problems and can hinder the performance of the heating and cooling systems. Also, sub slab ductwork can potentially increase indoor radon levels, allow the intrusion of insects, allow the intrusion of wood destroying insects and the intrusion of mice and other rodents.

Furnace.



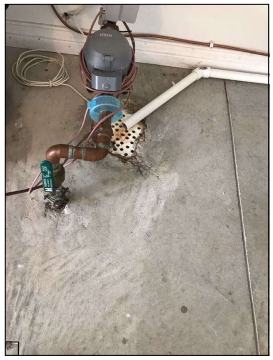
The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 103 degrees Fahrenheit.

The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 83 degrees Fahrenheit.

Furnace data plate.

Plumbing

1. Main Water Shut-Off Valve



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:

Marginal
- Limited visibility
- Rust/Corrosion

6. Visible Fuel Lines

Materials:
- Black iron

7. Condition Of Fuel Lines

Acceptable

8. Water Quality Test

Water quality test:
- No

Water Heater

1. Water Heater General Information

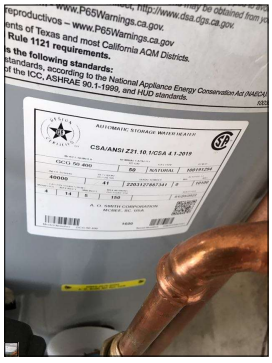
Brand/Approximate Age:
- Brand/AO Smith
- The approximate manufacture date is 2022

Type:
- Gas

2. Water Heater

Acceptable

Water heater.



Water heater data plate.

Electrical

1. General Information

Location of panels:
- Garage

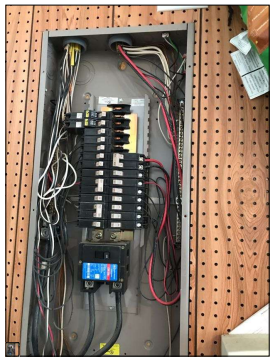
Voltage/Amperage:
- 120/240 volts
- 200 amps

2. Branch Wire

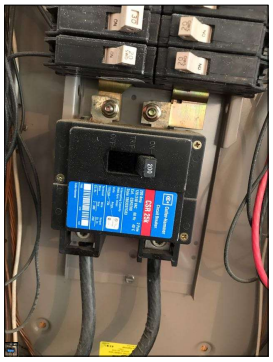
Type:
- Copper

3. Electrical

Acceptable



General photo of the electrical panel.



Main circuit breaker.

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.