FAMILYGUARD

HOME INSPECTION REPORT

Inspector: Alex Bishop
License #: HI01600042

1115 Brandon Way Fort Wayne, IN 46845
Inspection Prepared For: Seller

Date of Inspection: 2/27/2026
Age of House: 19 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.

Kitchen		
Page 12 Item: 12	Dishwasher	• The dishwasher leaks during operation. An active or intermittent water source can cause mold growth and property damage.
Plumbing		
Page 29 Item: 5	Condition Of Water Supply/Drain/Vents Plumbing	• The hot water side to the garage sink is inoperable. • Active plumbing leak along the water manifold. • Active plumbing leak underneath the sink located in the garage. Also, some of the drain pipes are missing.

Grounds

1. Driveway

Findings:
• Cracks/deterioration/pitting

Cracks and deterioration along the driveway.

Cracks and deterioration along the driveway.

2. Service Walks/Steps

Uneven surfaces along the service walks.

3. Porch

Cracks and deterioration along the porch.

4. Patio/Deck

Acceptable

5. Hose Bibs

Acceptable

6. Landscaping

Marginal

Findings:
- Mulch/ground in close proximity with siding
- Remove wood/leaves/debris from around house

Roof

1. Roof Visibility

Findings:
- All

2. Roof Layers

Findings:
- Appears to be 1 layer

3. Roof Type

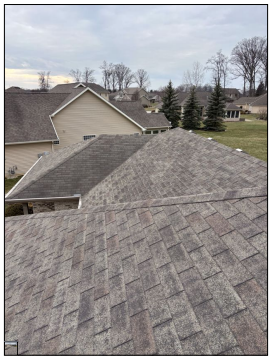
Findings:
- Asphalt

4. Approximate Age of Roof

Findings:
- 20 + years

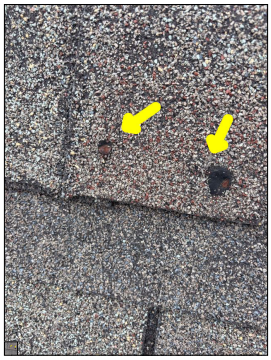
5. Condition

Marginal Aged



General photo of the roof.

Granule loss along the roof shingles



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

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

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

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.

Exterior

1. Gutters

Marginal

Dents along the gutter system.

Dents 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.

• Recommend general contractor further evaluate and make necessary repairs

Holes along the 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.

Bird's nest. Wildlife activity can cause property damage.

Discoloration along the siding.

Deterioration along the front light post.

Deterioration along the front light post.

Flaking and peeling along the siding.

3. Foundation/Slab

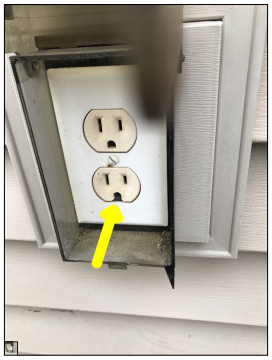
Findings:
• Limited visibility

Marginal

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.

4. Exterior Electrical

Marginal Safety Hazard



Damaged receptacle.

Exposed wires along the front light post. This is a potential safety hazard.

The light is loose. This is considered a defect.

The light is inoperable.

The light is inoperable.

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)

Acceptable

2. Automatic Opener

Findings:
• Operable

3. Safety Reverse

4. Floor/Slab

Cracks and deterioration along the floor.

5. Walls/Ceiling

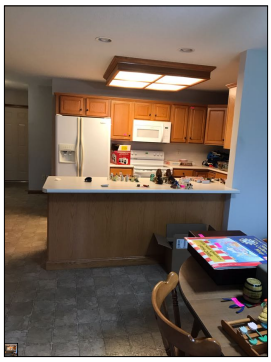
6. Doors

The deadbolt rubs the strike plate during operation. This is considered a defect. The strike plate should move smoothly during operation.

7. Electrical

Kitchen

1. General



Kitchen.

2. Cabinets/Countertops

Acceptable

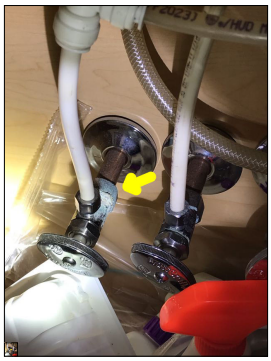
3. Sink/Faucet/Plumbing

Marginal

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.

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.



Rust/corrosion along the plumbing pipes.

The garbage disposal is inoperable.

4. Walls/Ceiling

Acceptable

5. Floor

Acceptable

6. Doors

Acceptable

7. Windows

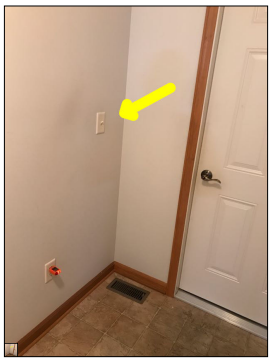
Acceptable

8. Ceiling Fan

Acceptable

9. Electrical

Marginal



This switch only works for the interior ceiling lights in the garage when the 3 wall switches in the garage adjacent to the entry door by the furnace are a certain way. If the 3 wall switches are moved into the different direction, the switch in the photo no longer operates the interior ceiling lights in the garage. This is considered abnormal and does not meet the industry standard.

10. Range

Acceptable

11. Exhaust Fan

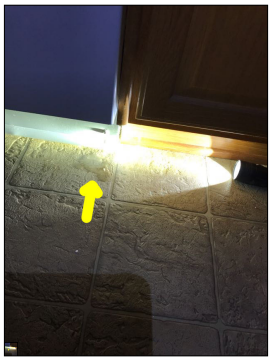
Findings:
- Operable

12. Dishwasher

Observations:

Poor

• The dishwasher leaks during operation. An active or intermittent water source can cause mold growth and property damage.



The dishwasher leaks during operation. An active or intermittent water source can cause mold growth and property damage.

13. Dishwasher Drain Line Looped

Findings:

• Yes

14. Refrigerator

Acceptable

15. Microwave

Acceptable

Laundry

1. General

Laundry.

2. Dryer Exhaust

Findings:
• Recommend cleaning ductwork

3. Receptacles/Lights

4. Plumbing

5. Dryer

Findings:
• Operable

6. Washing Machine

Findings:
• Operable

7. Doors

8. Windows

9. Walls/Ceiling

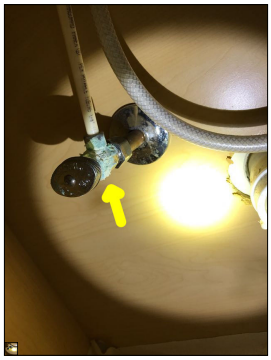
10. Floor

11. Heating Source

Heating source observed:
• Yes

12. Laundry Sink

Findings:
• Corrosion
• Limited visibility underneath the sink



Rust/corrosion along the plumbing pipes.

Bedroom 1

1. General

Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Acceptable

5. Windows

Acceptable

6. Electrical

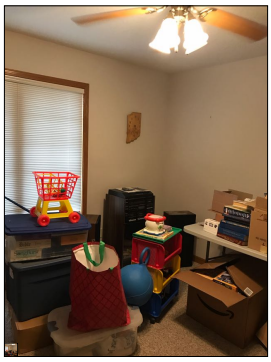
Acceptable

7. Heating Source

Heating source observed:
• Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

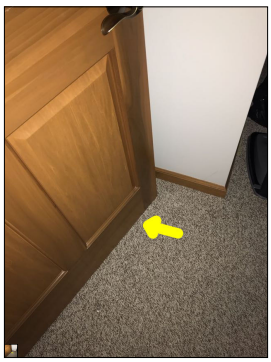
4. Ceiling Fan

Findings:
• Shakes during operation

Marginal

5. Doors

Marginal



The door drags the floor during operation.

6. Windows

Acceptable

7. Electrical

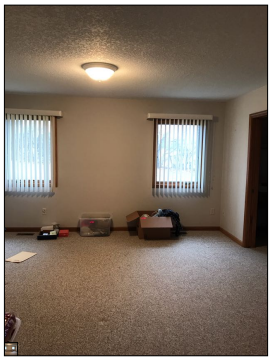
Acceptable

8. Heating Source

Heating source observed:
- Yes

Bedroom 3

1. General



Bedroom.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

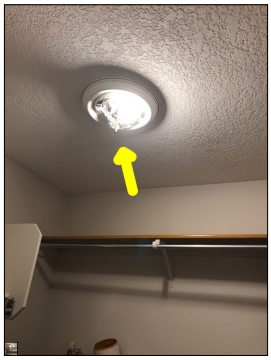
Acceptable

5. Windows

Acceptable

6. Electrical

Marginal



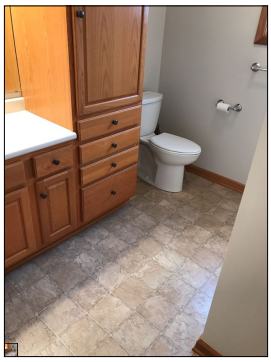
The ceiling light is missing its globe/cover.

7. Heating Source

Heating source observed:
- Yes

Bathroom 1

1. General



Bathroom.

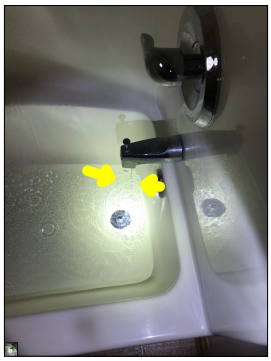
2. Sinks/Plumbing

Acceptable

Findings:
• Limited visibility underneath the sink

3. Shower/Bathtub

Marginal



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.

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

Acceptable

8. Windows

Acceptable

9. Electrical

Acceptable

Findings:
- GFCI protected receptacles

10. Exhaust Fan

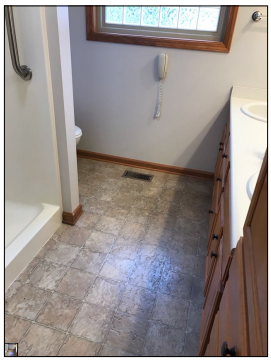
Findings:
- Operable
- Noisy

11. Heating Source

Heating source observed:
- Yes

Bathroom 2

1. General

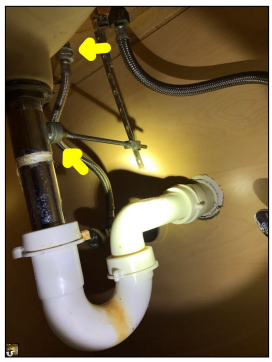


Bathroom.

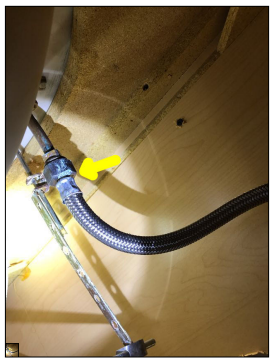
2. Sinks/Plumbing

Marginal

Findings:
• Limited visibility underneath the sink



Rust/corrosion along the plumbing pipes.



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Acceptable

4. Toilet

Acceptable

5. Walls/Ceiling

Acceptable

6. Floor

Acceptable

7. Doors

Acceptable

8. Windows

Acceptable

9. Electrical

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. Doors

Acceptable

6. Windows

Marginal

The casing to the lock is loose.

7. Electrical

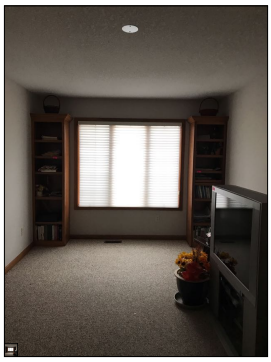
Acceptable

8. Heating Source

Heating source observed:
• Yes

Office

1. General



Office.

2. Walls/Ceiling

Acceptable

3. Floor

Acceptable

4. Doors

Acceptable

5. Windows

Acceptable

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
- Cellulose
- Loose

3. Insulation

Acceptable

4. Ventilation

Marginal

Displaced baffles. Displaced baffles can allow insulation along the eaves, thus restricting proper attic ventilation. Poor attic ventilation can cause humidity levels to rise in the attic. An active or intermittent water source can cause mold growth and property damage.

5. Exhaust Fans/Exhaust Ductwork

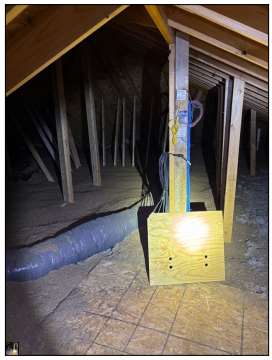
Findings:
- Exhaust vents observed on exterior

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

Cooling System

1. Cooling System Information

Findings:
- Brand/Bryant
- The approximate manufacture date is 2006

2. Refrigerant Type

Findings:
- R22
- The air conditioner uses R22 refrigerant. R22 refrigerant is phased out by the EPA. Please visit epa.gov for additional information about R22 refrigerant and how it effects homeowners.

3. Cooling System

Marginal Aged

Condenser.

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.

Condenser data plate.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/American Standard
- The approximate manufacture date is 2013

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

Type:
- Gas

3. Heating System

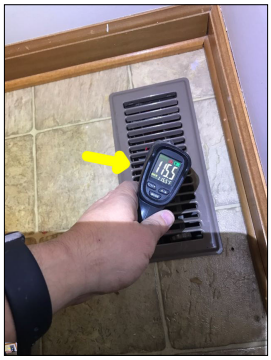
Findings:
• The temperature rise for the furnace was approximately 46 degrees Fahrenheit.

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.

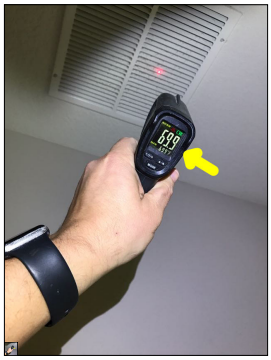
The HVAC ductwork is dirty. Recommended cleaning ductwork. Dirty ductwork can lead to poor air quality in every room of a home. Also, dirty ductwork can make heating and cooling less efficient and dirty ductwork can cause added wear and tear on HVAC heating and cooling systems thus shortening the lifespan of the systems.

Furnace.

The whole house humidifier did not call for water when turned on. This makes the whole house humidifier inoperable.

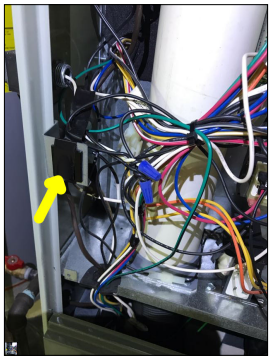


The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 115 degrees Fahrenheit.



The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 69 degrees Fahrenheit.

Furnace data plate.



The door switch is unconventionally taped shut. This is a potential safety hazard and the switch should open and shut off the furnace when the furnace cover is removed.

Rubber coupler observed along the exhaust. This is an indication that the exhaust pipe received previous maintenance in the past.

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
- PEX

4. Visible Drain/Vent Plumbing

Materials:
- PVC

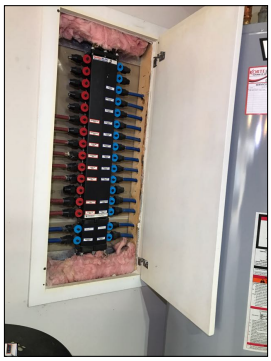
5. Condition Of Water Supply/Drain/Vents Plumbing

Poor

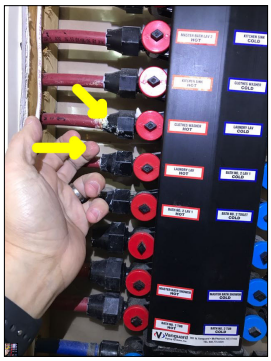
Findings:
- Limited visibility
- Rust/Corrosion
- Leaks
- Recommend licensed plumber further evaluate and make necessary repairs.

Observations:
- The hot water side to the garage sink is inoperable.
- Active plumbing leak along the water manifold.
- Active plumbing leak underneath the sink located in the garage. Also, some of the drain pipes are missing.

Grime and discoloration along the water supply lines on the water manifold. This is considered abnormal. An active or intermittent water source can cause this type of discoloration and grime.



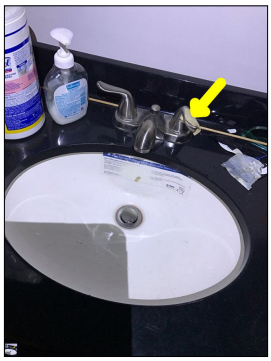
General photo of the water manifold.



Active plumbing leak along the water manifold.

The insulation underneath the water manifold is hard. An active or intermittent water source can cause insulation to get hard. Also, a water source can cause mold and property damage.

Active plumbing leak underneath the sink located in the garage. Also, some of the drain pipes are missing.



The hot water side to the garage sink is inoperable.

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 Softener

Findings:
• Not in service

The water softener is not in service.

9. Water Quality Test

Water quality test:
• No

Water Heater

1. Water Heater General Information

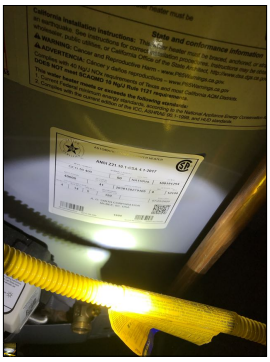
Brand/Approximate Age:
- Brand/AO Smith
- The approximate manufacture date is 2020

Type:
- Gas

2. Water Heater

Acceptable

Water heater.



Water heater data plate.

Electrical

1. General Information

Location of panels:
- Garage

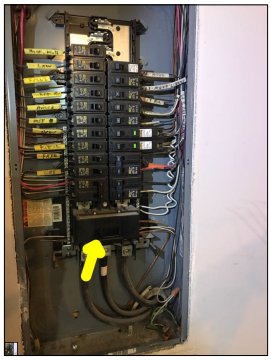
Voltage/Amperage:
- 120/240 volts
- 200 amps

2. Branch Wire

Type:
- Copper

3. Electrical

Acceptable



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.