

FAMILYGUARD

HOME INSPECTION REPORT



Inspector: Alex Bishop
License #: HI01600042

2933 Cunningham Dr. Fort Wayne, IN 46804
Inspection Prepared For: Seller

Date of Inspection: 7/14/2026
Age of House: 29 Years
Weather: Clear

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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.

Heating System		
Page 32 Item: 3	Heating System	• The whole house humidifier did not call for water when turned on. This makes the whole house humidifier inoperable.
Water Heater		
Page 34 Item: 2	Water Heater	• The plastic rings adjacent to the water heater flue are melted. This is an indication that the water heater is backdrafting. This is a potential safety hazard as it can release carbon monoxide into the house.
Electrical		
Page 35 Item: 3	Electrical	• Double tapped circuit breaker. Two conductors inserted into a single circuit breaker that is rated for one conductor could become loose over time which could lead to overheating, arcing, spark and possible fire. • Wires routed through the knockout without a bushing or clamp. This is considered a safety hazard as the metal edge of the knockout could penetrate the wires, thus causing spark and a fire.

Grounds

1. Driveway

Acceptable



2. Service Walks/Steps

Marginal



Findings:

- Uneven risers/surfaces



Uneven surfaces along the service walks.

3. Porch

Poor



Wood rot damage along the columns. This is considered a defect. Wood rot damage is unsightly and can cause structural and property damage.

4. Patio/Deck

Acceptable



5. Hose Bibs

Marginal



The hose bib leaks during operation. This is considered a defect.

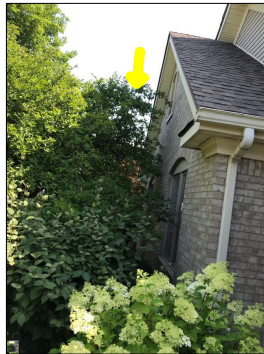
6. Landscaping

Marginal



Findings:

- Trim back trees/shrubberies
- Mulch/ground in close proximity with siding
- 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.

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+ years

5. Condition

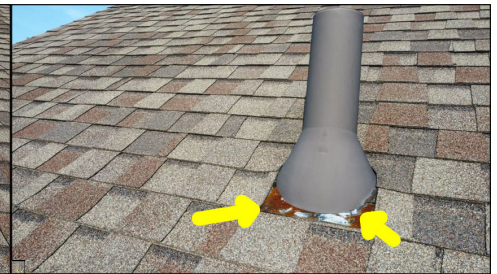
Marginal
✓



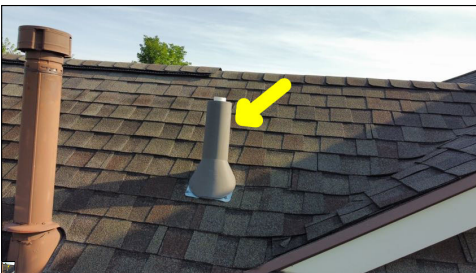
General photo of the roof.



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.



A vent boot repair sleeve (Perma-Boot or similar) has been installed over the plumbing vent. This type of repair is intended to cover a deteriorated rubber vent boot without replacing the existing flashing assembly.



A vent boot repair sleeve (Perma-Boot or similar) has been installed over the plumbing vent. This type of repair is intended to cover a deteriorated rubber vent boot without replacing the existing flashing assembly.



Unconventional waves/sags along the roof. This is considered abnormal and a defect.



Unconventional waves/sags along the roof. This is considered abnormal and a defect.

Exterior

1. Gutters

Poor
✓



Detached downspout bracket.



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 downspout is not plumb. This is considered abnormal and amateur craftsmanship.

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



Wood rot damage.



Missing doorbell.



Mud daubers nest observed. Wildlife activity can cause property 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.



Gaps along the siding.



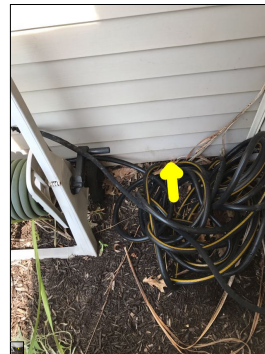
Damaged siding.



Damaged siding.



Missing 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.



Damaged siding.



Damaged siding.



Damaged siding.



Damaged siding.



Cracks along the siding.



Cracks along the siding.



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



Gaps along the siding.

3. Foundation/Slab

Acceptable
✓

Findings:

- Limited visibility

4. Exterior Electrical

Marginal
✓



Exposed wires. This is a potential safety hazard.



Generator observed. Inspecting generators is beyond the scope of a general home inspection. Generator should have, at minimum, an annual inspection by a licensed electrician and should be operated bi-annually to ensure they are in good working condition. Recommend checking with the seller to see if they have any documents that show annual preventative maintenance has been performed on the generator.

5. Wood Destroying Insect Damage/Treatment

Findings:

- None apparent
- Limited visibility
- Finished walls/ceilings
- Cabinetry/shelving
- Furniture/stored items
- Cluttered condition
- Exterior siding
- Dense vegetation

Garage

1. Overhead Door(s)

Marginal



Dents/damage along the overhead garage door.



Dents/damage along the overhead garage door.



The weatherstrip is partially torn/missing along the overhead garage door. The lack of a proper weatherstrip can allow the intrusion of moisture, insects, wood destroying insects, mice and rodents into the property.

2. Automatic Opener

Acceptable



3. Safety Reverse

Acceptable



4. Floor/Slab

Findings:

- Uneven surfaces





Uneven surfaces along the floor. Uneven surfaces are a potential trip hazard.

5. Walls/Ceiling

Marginal
✓



There is a contrast of texture along the ceiling. This is considered abnormal, amateur craftsmanship and an indication that previous repairs were made to the ceiling.

6. Doors

Marginal
✓



The deadbolt is not properly aligned with the strike plate. This is considered a defect.

7. Electrical



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

Findings:

- Not inspected



The window was not properly inspected due to house hold items/clutter restricting access to the window. It is beyond the scope of a general home inspection to move personal property. Moving personal property could potentially cause property damage.

Kitchen

1. General



Kitchen.

2. Cabinets/Countertops

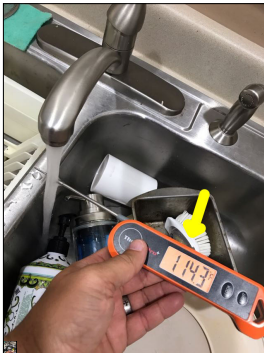
Acceptable
✓

3. Sink/Faucet/Plumbing

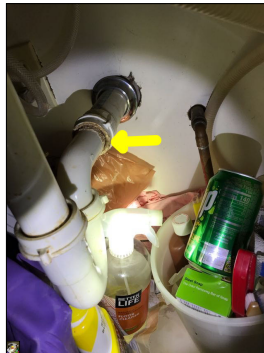
Marginal
✓

Findings:

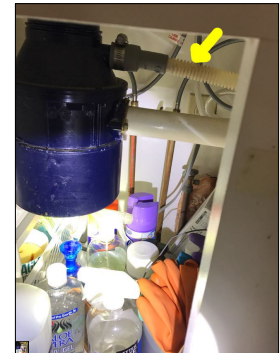
- Limited visibility underneath the sink
- Rust/corrosion
- Aged garbage disposal



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 114 degrees Fahrenheit.



Grime along the **PVC** plumbing pipes. Grime along PVC pipes is considered abnormal and an indication of a developing leak or an intermittent leak.



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



Rust/corrosion along the garbage disposal.



The garbage disposal is inoperable.

4. Walls/Ceiling

Acceptable
✓

5. Floor

Acceptable
✓



Pest control observed. Wildlife activity can cause property damage.

6. Doors

Acceptable
✓

7. Windows

Marginal
✓



Detached window cranks.



Detached window cranks.

8. Electrical

Acceptable
✓

Findings:

- GFCI protected receptacles

9. Range

Marginal
✓
Age

10. Exhaust Fan

- Findings:
- Operable

11. Dishwasher

Acceptable

**12. Dishwasher Drain Line Looped**

- Findings:
- No
 - Safety hazard

13. Refrigerator

Marginal



The filter needs to be replaced.

14. Microwave

Acceptable



Laundry

1. General



Laundry.

2. Dryer Exhaust



Findings:

- Recommend cleaning ductwork

3. Receptacles/Lights



4. Plumbing



Findings:

- Limited visibility



Rust/corrosion along the washer hook up lines.

5. Dryer

Findings:

- Operable

6. Washing Machine

Findings:

- Operable

7. DoorsAcceptable
✓**8. Walls/Ceiling**Acceptable
✓**9. Floor**Acceptable
✓

Bedroom 1

1. General

Bedroom.

2. Walls/CeilingMarginal
✓Findings:
• Discoloration

Discoloration along the ceiling.

3. Floor

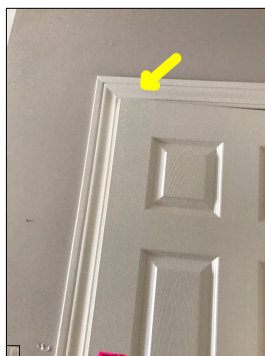
Acceptable
✓

4. Ceiling Fan

Acceptable
✓

5. Doors

Marginal
✓



The door rubs the frame during operation.

6. Windows

Marginal
✓



Detached window cranks.

7. Electrical

Acceptable
✓

8. Heating Source

Heating source observed:
• Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Acceptable
✓

3. Floor

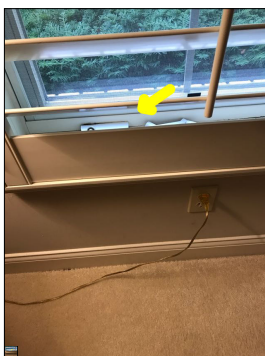
Acceptable
✓

4. Doors

Acceptable
✓

5. Windows

Marginal
✓



Detached window cranks.

6. Electrical

Acceptable
✓

7. Heating Source

Heating source observed:

- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

Findings:

- Limited visibility underneath the sink

Marginal
✓



Grime along the PVC plumbing pipes. Grime along PVC pipes is considered abnormal and an indication of a developing leak or an intermittent leak.



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

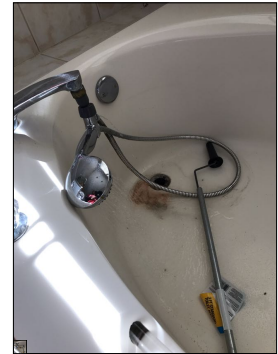
Marginal



Missing drain stopper.



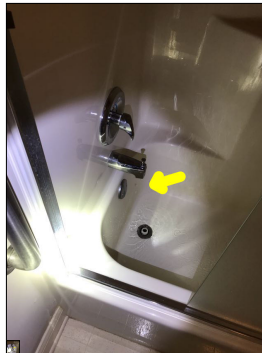
Discoloration along the bathtub.



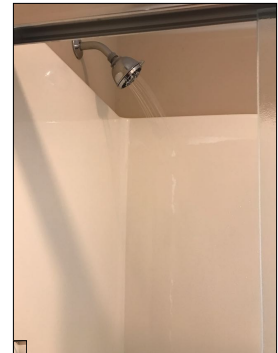
Unconventional spray hose attached to the faucet.



Inoperable drain stopper.



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



The water pressure is unconventionally low when the handle is set to cold water. Also, upon turning the handle to open the water valve, the cold water does not dispense. The valve does not open until the water starts to be lukewarm. Recommend licensed plumber further evaluate and make necessary repairs.

4. Toilet

Poor



Findings:

- Continuously calls for water
- Defective valves/flapper/internal components



The toilet continuously calls for water. This is considered abnormal and a defect.



Inoperable toilet.

5. Walls/Ceiling

Marginal



Findings:

- Cracks



Cracks along the ceiling.

6. Floor

Acceptable



7. Doors

Acceptable



8. Windows

Marginal



Detached window cranks.

9. Electrical



Inoperable GFCI



The light is unconventionally dim.



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

10. Exhaust Fan

- Findings:
- Operable

11. Heating Source

- Heating source observed:
- Yes

Bathroom 2

1. General



Bathroom.

2. Sinks/Plumbing

Marginal

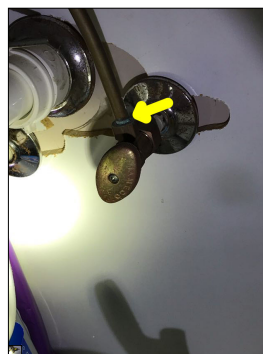


Findings:

- Limited visibility underneath the sink



Inoperable drain stopper.



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Acceptable



4. Toilet

Acceptable



5. Walls/Ceiling

Acceptable



6. Floor

Acceptable



7. Doors

Acceptable



8. Electrical

Acceptable



Findings:

- GFCI protected receptacles

9. Exhaust Fan

Findings:

- Operable

10. Heating Source

Heating source observed:

- Yes

Living Room

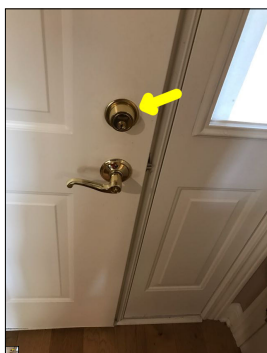
1. General

Living room.

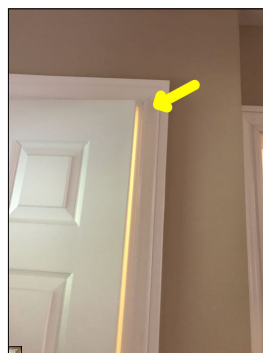
2. Walls/CeilingAcceptable
✓**3. Floor**Acceptable
✓**4. Ceiling Fan**Acceptable
✓

5. Doors

Marginal



Double-keyed deadbolt lock. Double-keyed deadbolts are considered a safety hazard as they could create restricted egress.



The door rubs the frame during operation.

6. Windows

Marginal



Detached window cranks.

7. Electrical

Acceptable



8. Heating Source

Heating source observed:

- Yes

Family Room

1. General



Family room.

2. Walls/Ceiling

Acceptable



3. Floor

Acceptable



4. Doors

Acceptable



5. Windows

Marginal



Detached window crank.

6. Electrical

Acceptable



7. Heating Source

Heating source observed:

- Yes

Dining Room

1. General



Dining room.

2. Walls/Ceiling

Acceptable
✓

3. Floor

Acceptable
✓

4. Windows

Marginal
✓



Detached window cranks.

5. Electrical



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 6+ inches
- **Cellulose**
- Loose

3. Insulation



Rodent tracks along the insulation. Wildlife activity can cause property damage.

4. Ventilation



Findings:

- Ventilation appears adequate

5. Exhaust Fans/Exhaust Ductwork



Findings:

- Exhaust vents observed on exterior

6. Sheathing/Framing

Acceptable

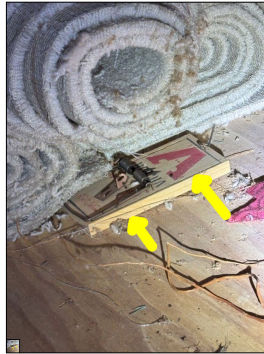


Findings:

- Limited visibility



General photo of the attic.



Pest control. Wildlife activity can cause property damage.



The insulation to the suction line is torn/missing. The insulation on the suction line is important so the refrigerant in the line does not absorb additional heat. The hotter the refrigerant, the harder the condenser has to work, thus shortening the life of the condenser. Also, the lack of insulation can allow the suction line to condensate at times. This can cause the suction line to have moisture drip from it. An active or intermittent water source can cause mold growth and property damage.

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:

- Recommend fireplace professional further evaluate and make necessary repairs
- 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:

- Excessive stored personal belongings and household contents were present throughout portions of the property at the time of the inspection. As a result, visibility and access to several areas and components were limited, preventing a complete evaluation of all readily accessible conditions. Defects may exist in concealed or inaccessible areas that could not be identified during this inspection.

Cooling System

1. Cooling System Information

Findings:

- Brand/Rheem
- The approximate manufacture date is 2012

2. Refrigerant Type

Findings:

- R410

3. Cooling System

Findings:

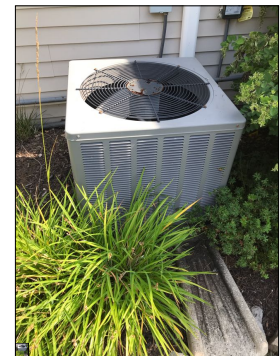
- The temperature drop for the air conditioning was approximately 24 degrees Fahrenheit.



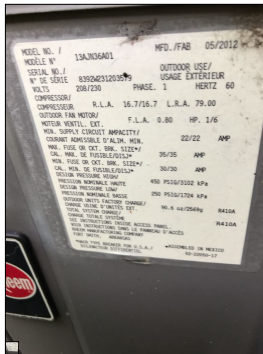
The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 54 degrees Fahrenheit.



The photo identifies the temperature of the return air while the air conditioner was in operation. The approximate temperature of the return air was 78 degrees Fahrenheit.



Condenser.



Condenser data plate.



Corrosion along/adjacent the evaporator coil cabinet. This is considered abnormal and a defect.

Heating System

1. Heating General Information

Brand/Approximate Age:

- Brand/Rheem
- The approximate manufacture date is 2012

Heat Exchanger:

- Sealed
- Not visible

2. Energy Source

Type:

- Gas

3. Heating System



Findings:

- The temperature rise for the furnace was approximately 36 degrees Fahrenheit.
- No current service record
- Service recommended
- Please note, there is no indication that the furnace or air conditioning has experienced annual routine preventative maintenance. It is recommended that appliances have annual maintenance to prolong the life of the appliance, ensure the appliances are operating at optimal performance, keep warranties valid and help avoid unexpected/costly repairs.

Observations:

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



Furnace.



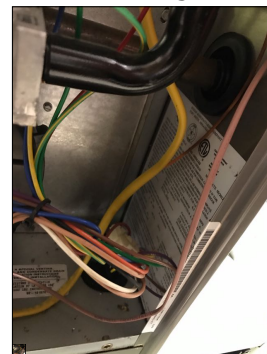
The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 116 degrees Fahrenheit.



The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 80 degrees Fahrenheit.



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



Furnace data plate.

Plumbing

1. Main Water Shut-Off Valve

Location:

- Garage

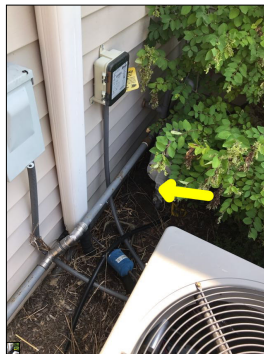


Main water shut off valve.

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

5. Condition Of Water Supply/Drain/Vents Plumbing

Findings:

- Limited visibility
- Rust/Corrosion
- Hot water present
- Please review entire report



6. Visible Fuel Lines

Materials:

- Black iron

7. Condition Of Fuel Lines



8. Water Quality Test

Water quality test:

- No

Water Heater

1. Water Heater General Information

Brand/Approximate Age:

- Brand/AO Smith
- The approximate manufacture date is 2015

Type:

- Gas

2. Water Heater



Findings:

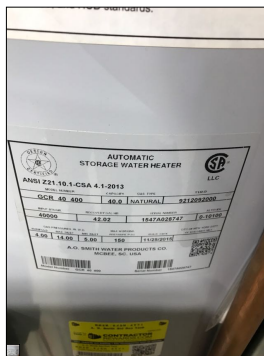
- Recommend licensed plumber further evaluate and make necessary repairs

Observations:

- The plastic rings adjacent to the water heater flue are melted. This is an indication that the water heater is backdrafting. This is a potential safety hazard as it can release carbon monoxide into the house.



Water heater.



Water heater data plate.



Dents along the water heater.



The plastic rings adjacent to the water heater flue are melted. This is an indication that the water heater is backdrafting. This is a potential safety hazard as it can release carbon monoxide into the house.

Electrical

1. General Information

Location of panels:

- Garage

Voltage/Amperage:

- 120/240 volts
- 200 amps

2. Branch Wire

Type:

- Copper

3. Electrical

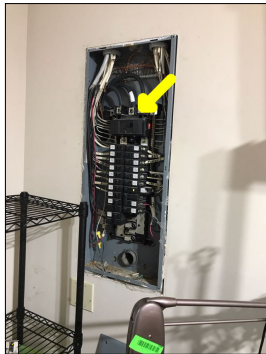


Findings:

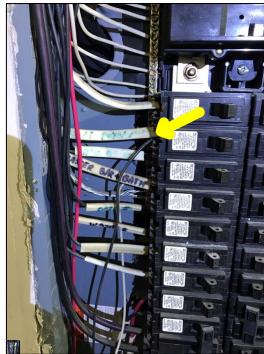
- Recommend licensed electrician further evaluate and make necessary repairs

Observations:

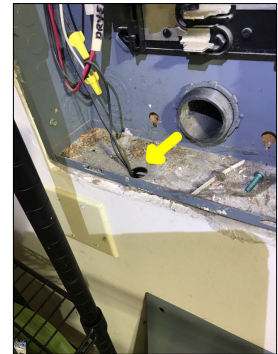
- Double tapped circuit breaker. Two conductors inserted into a single circuit breaker that is rated for one conductor could become loose over time which could lead to overheating, arcing, spark and possible fire.
- Wires routed through the knockout without a bushing or clamp. This is considered a safety hazard as the metal edge of the knockout could penetrate the wires, thus causing spark and a fire.



Main circuit breaker.



Double tapped circuit breaker. Two conductors inserted into a single circuit breaker that is rated for one conductor could become loose over time which could lead to overheating, arcing, spark and possible fire.



Wires routed through the knockout without a bushing or clamp. This is considered a safety hazard as the metal edge of the knockout could penetrate the wires, thus causing spark and a fire.

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.