

FAMILYGUARD

HOME INSPECTION REPORT



Inspector: Alex Bishop
License #: HI01600042

3643 Westport Dr. New Haven, IN 46774
Inspection Prepared For: Seller

Date of Inspection: 8/8/2026
Age of House: 22 Years
Weather: Overcast

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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.

Roof		
Page 5 Item: 5	Condition	• Aged and deteriorated shingles. The shingles are beyond their life expectancy. Replacement shingles are recommended.
Exterior		
Page 6 Item: 1	Gutters	• Dents/damage along the gutter system.
Garage		
Page 10 Item: 7	Electrical	• Inoperable receptacles.
Cooling System		
Page 31 Item: 3	Cooling System	• The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 69 degrees Fahrenheit. The supply temperature for the cooling system is unconventionally high. This is considered a defect. A high supply temperature is unable to keep interior temperatures to desired levels. Recommend a licensed HVAC technician further evaluate and make necessary repairs.

Grounds

1. Driveway

Marginal



Findings:

- Pitting



Pitting along the driveway.

2. Service Walks/Steps

Marginal



Findings:

- Trip hazard



Uneven surfaces along the service walks.

3. Patio/Deck

Marginal



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

Acceptable
✓

5. Landscaping

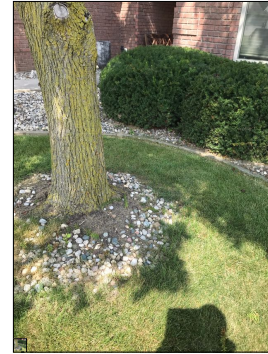
Marginal
✓

Findings:

- Trim back trees/shrubberies



Trees in the front yard observed. Tree roots can cause property damage to plumbing lines that are routed underground. In most cases, homeowners are responsible for repairs along underground plumbing lines that are from the house to the main city sewer lines.



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:

- 20+ years

5. Condition

Observations:

Marginal
✓

- Aged and deteriorated shingles. The shingles are beyond their life expectancy. Replacement shingles are recommended.



General photo of the roof.



Dents along the roof vents. This is an indication of previous hail damage.



Loose/detached roof shingles. This is considered a defect and a potential leak point.



Exposed fiberglass mat along the shingles. This is a sign of deterioration along the roof.



Granule loss along the roof shingles



Granule loss along the roof shingles

Exterior

1. Gutters



Findings:

- Need to be cleaned
- Recommend general contractor further evaluate and make necessary repairs
- A defective gutter/drainage 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 defective gutter/drainage system can cause excessive water to flow along the exterior walls, which could allow water to get behind the siding, soffit and fascia. An active or intermittent water intrusion source can cause mold growth and property damage.

Observations:

- Dents/damage along the gutter system.



Dents/damage along the gutter system.



Dents/damage along the gutter system.

2. Siding



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.

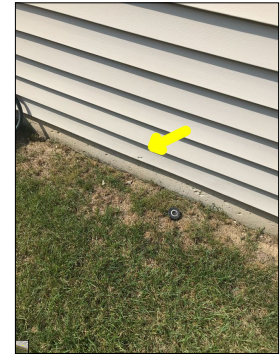
- Recommend general contractor further evaluate and make necessary repairs



Damaged siding.



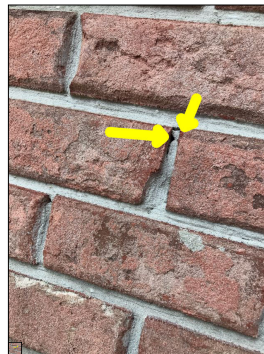
Wasp nest observed. Wasps can cause property damage and potentially sting those dwelling around the house.



Damaged siding.



Deterioration along the brick siding.



Deterioration along the mortar.



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

3. Foundation/Slab

Marginal



Pitting and deterioration along the slab foundation. These areas are considered a defect. These areas should be repaired/sealed to prevent the intrusion of moisture, insects, wood destroying insects, mice, and radon.



Pitting and deterioration along the slab foundation. These areas are considered a defect. These areas should be repaired/sealed to prevent the intrusion of moisture, insects, wood destroying insects, mice, and radon.

4. Exterior Electrical

Poor



Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.



The receptacle is inoperable. This might be related to the tripped breaker within the circuit breaker panel. It is beyond the scope of a general home inspection to flip circuit breakers. Doing so could cause property damage.



The front post light is not plumb and is loose. Also, covering the daylight sensor did not activate the light.

5. Wood Destroying Insect Damage/Treatment

Findings:

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

Garage

1. Overhead Door(s)

Marginal



Findings:

- Weatherstrip missing/damaged/torn
- Dents
- Damaged
- Noisy



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



Dents/damage along the overhead garage door.

2. Automatic Opener

Marginal



3. Safety Reverse

Acceptable



4. Floor/Slab

Marginal



Findings:

- Cracks



Cracks and deterioration along the floor.

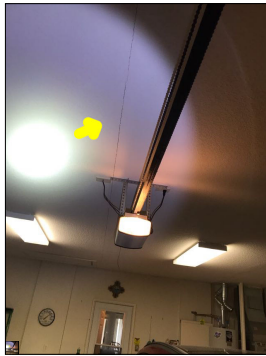
5. Walls/Ceiling

Marginal

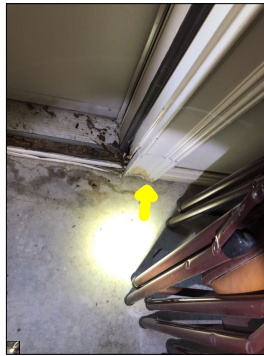


Findings:

- Cracks



Cracks along the ceiling.



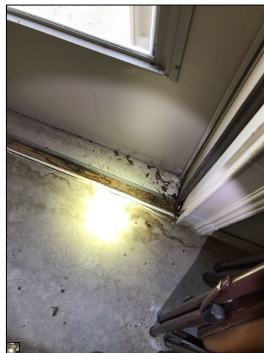
Discoloration along the wall and signs of water damage. Discoloration along the wall is considered abnormal and a defect. An active or intermittent water source can cause discoloration, mold growth and property damage.



Cracks along the ceiling.

6. Doors

Poor ✓



Wood rot damage along the service door.

7. Electrical

Poor ✓

Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.

Observations:

- Inoperable receptacles.



The receptacle is inoperable. This might be related to the tripped breaker within the circuit breaker panel. It is beyond the scope of a general home inspection to flip circuit breakers. Doing so could cause property damage.



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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 128 degrees Fahrenheit.

4. Walls/Ceiling

Acceptable
✓

5. Floor

Acceptable
✓

6. Doors

Acceptable
✓

7. Windows

Marginal



Missing window screens.

8. Electrical

Acceptable



9. Range

Acceptable



10. Exhaust Fan

Findings:
• Operable

11. Dishwasher

Acceptable



12. Dishwasher Drain Line Looped

Findings:
• Yes

13. Refrigerator

Acceptable



14. Microwave

Acceptable



Laundry

1. General



Laundry.

2. Dryer Exhaust

Findings:



- Recommend cleaning ductwork



Unconventional/excessive bends along the dryer ductwork. Unconventional/excessive bends along the dryer ductwork can restrict airflow. Restricted airflow can cause overheating, spark and/or fire.

3. Receptacles/Lights



4. Plumbing



5. Dryer

Findings:

- Operable

6. Washing Machine

Findings:

- Operable

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

Heating source observed:

- Yes

Bedroom 1

1. General

Bedroom.

2. Walls/CeilingAcceptable
✓**3. Floor**Acceptable
✓

4. Ceiling Fan

Marginal

Findings:

- Shakes during operation

5. Doors

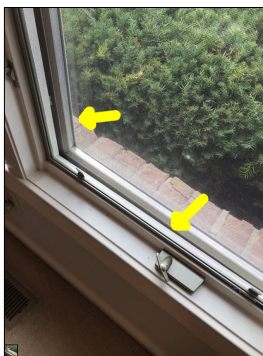
Marginal



The door rubs the frame during operation.

6. Windows

Poor



The window crank is defective. The crank is unable to close the window.

7. Electrical

Marginal

Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.

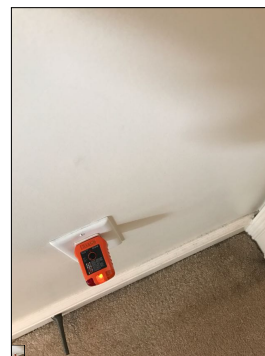




Open ground receptacles.



Open ground receptacles.



Open ground receptacles.

8. Heating Source

Heating source observed:

- Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Acceptable



3. Floor

Acceptable



4. Ceiling Fan

Findings:

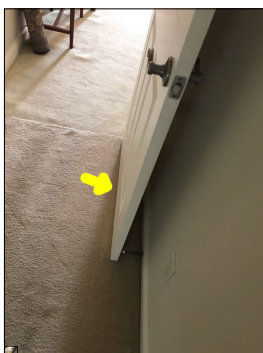
- Noisy
- Shakes during operation

Marginal



5. Doors

Marginal



The door drags the floor during operation.

6. Windows

Marginal



The lock/lever does not fully extend upward. This is considered abnormal and a defect. However, the window is still operable.

7. Electrical

Marginal



Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.



I was unable to find a function for the switches. There are no apparent lights or receptacles that are linked to the switches identified by the arrows. The middle switch goes to a receptacle within the bedroom.

8. Heating Source

Heating source observed:

- Yes

Bathroom 1

1. General

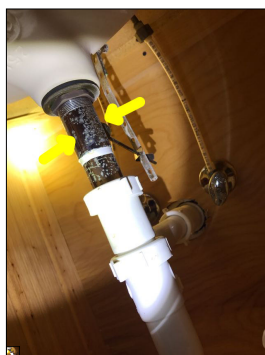


Bathroom.

2. Sinks/Plumbing

Findings:

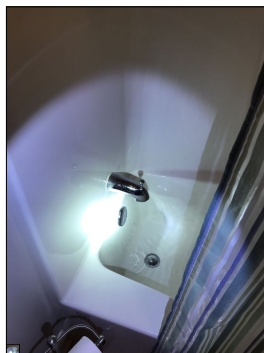
- Limited visibility underneath the sink



Rust/corrosion along the plumbing pipes.

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 toilet is loose. The toilet rocks back and forth. A toilet should not have any movement and be fully anchored and secured to the floor.

5. Walls/Ceiling

Acceptable



6. Floor

Acceptable



7. Doors

Acceptable



8. Electrical



Findings:

- **GFCI** protected receptacles

9. Exhaust Fan

Findings:

- Operable

10. Heating Source

Heating source observed:

- Yes

Bathroom 2

1. General



Bathroom.

2. Sinks/Plumbing



Findings:

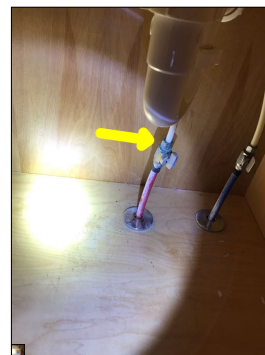
- Limited visibility underneath the sink



Inoperable drain stopper. The lever does not properly release the drain stopper. To release the drain stopper, it has to be pushed up from underneath the sink.



Rust/corrosion along the plumbing pipes.



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Acceptable
✓

4. Toilet

Marginal
✓



The toilet is loose. The toilet rocks back and forth. A toilet should not have any movement and be fully anchored and secured to the floor.

5. Walls/Ceiling

Acceptable
✓

6. Floor

Acceptable
✓

7. Doors

Poor
✓



Missing door.

8. Windows

Marginal



Missing window screens.

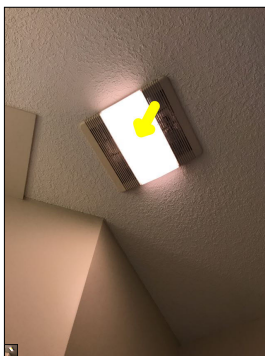
9. Electrical

Marginal



Findings:

- GFCI protected receptacles



The casing to the light is cracked.

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

Marginal
✓

Findings:
• Shakes during operation

5. Windows

Acceptable
✓

6. Electrical

Marginal
✓



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

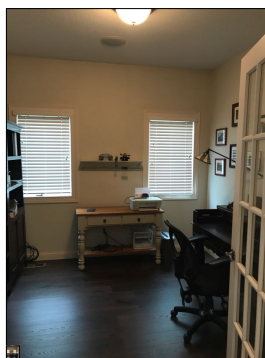
7. Heating Source

Heating source observed:

- Yes

Office

1. General



Office.

2. Walls/Ceiling

Acceptable



3. Floor

Acceptable



4. Doors

Acceptable



5. Windows

Acceptable



6. Electrical

Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.

Marginal





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

7. Heating Source

Heating source observed:

- Yes

Sunroom

1. General



Sunroom.

2. Walls/Ceiling

Acceptable



3. Floor

Acceptable



4. Ceiling Fan

Acceptable



5. Doors

Marginal



The door does not latch properly.

6. Windows

Marginal



Missing window screens.

7. Electrical

Marginal



Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.



The switch is upside down.

8. Heating Source

Heating source observed:

- No
- None visible

Foyer

1. General



Foyer.

2. Walls/Ceiling

Acceptable
✓

3. Floor

Acceptable
✓

4. Doors

Marginal
✓

Safety Hazard
⚠



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

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



Findings:

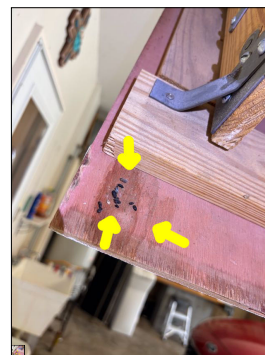
- Signs of wildlife activity
- Debris within the insulation



Mice/rodent tracks along the insulation. Wildlife activity can cause property damage.



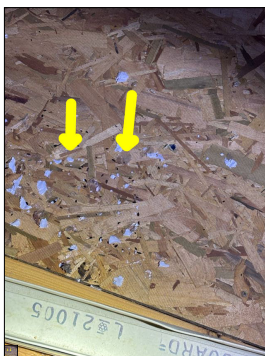
Mice/rodent droppings. Wildlife activity can cause property damage.



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



Debris and clutter within the attic. This type of debris and clutter is commonly caused by wildlife activity.



Debris and clutter within the attic. This type of debris and clutter is commonly caused by wildlife activity.



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

4. Ventilation

Acceptable



5. Exhaust Fans/Exhaust Ductwork

Findings:

- Exhaust vents observed on exterior

Acceptable



6. Sheathing/Framing

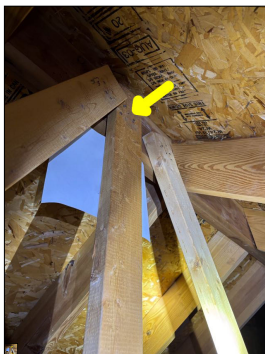
Findings:

- Limited visibility

Marginal



General photo of the attic.



The board is loose. This is considered a defect.



Th plumbing vent is not plumb and is crooked. This is considered abnormal and amateur craftsmanship.



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

7. Electrical



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:

- 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.



Discoloration along the glass panel. This is considered abnormal and a defect.

Cooling System

1. Cooling System Information

Findings:

- Brand/Bryant
- The approximate manufacture date is 2003

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



Findings:

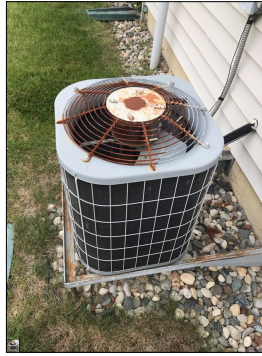
- No current service record
- Service recommended
- Recommend licensed HVAC technician further evaluate and make necessary repairs

Observations:

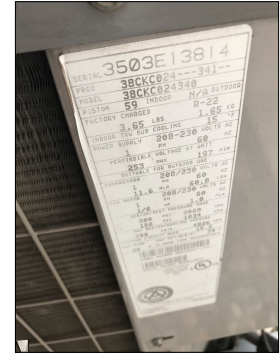
- The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 69 degrees Fahrenheit. The supply temperature for the cooling system is unconventionally high. This is considered a defect. A high supply temperature is unable to keep interior temperatures to desired levels. Recommend a licensed HVAC technician further evaluate and make necessary repairs.



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 69 degrees Fahrenheit. The supply temperature for the cooling system is unconventionally high. This is considered a defect. A high supply temperature is unable to keep interior temperatures to desired levels. Recommend a licensed HVAC technician further evaluate and make necessary repairs.



Condenser data plate.



Condenser data plate.

Heating System

1. Heating General Information

Brand/Approximate Age:

- Brand/Bryant
- The approximate manufacture date is 2008

Heat Exchanger:

- Sealed
- Not visible

2. Energy Source

Type:

- Gas

3. Heating System

Findings:

- The temperature rise for the furnace was approximately 16 degrees Fahrenheit.
- No current service record
- Service recommended
- Furnace needs cleaning
- Ductwork needs cleaning





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.



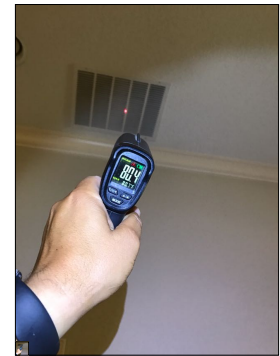
Furnace.



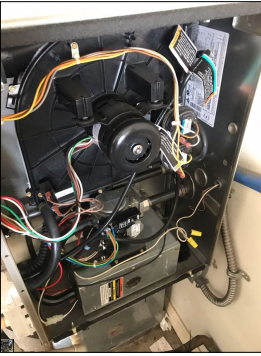
Furnace data plate.



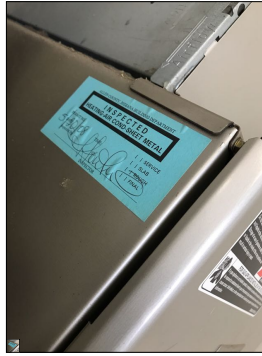
The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 96 degrees Fahrenheit.



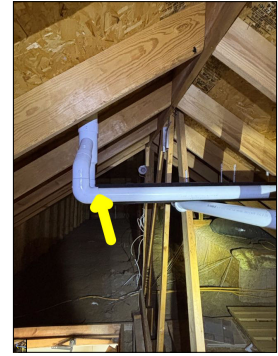
The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 80 degrees Fahrenheit.



The furnace makes an unconventional humming sound when turned off. This is considered abnormal.



Allen county inspection sticker from 2008.



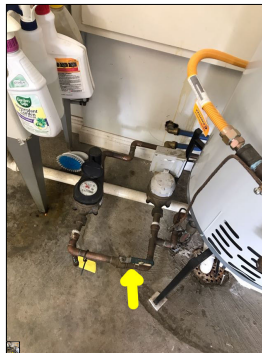
The exhaust for the furnace is sloped the wrong way. High efficiency furnaces create condensation during operation. The pipe should slope back towards the collector box within the furnace so the water can properly be discharged. When the pipe is sloped the wrong way, water can get trapped in the pipes, thus hindering the performance level of the furnace and in some cases it can cause the furnace to shut down due to poor drafting. This is located in the attic.

Plumbing

1. Main Water Shut-Off Valve

Location:

- Garage

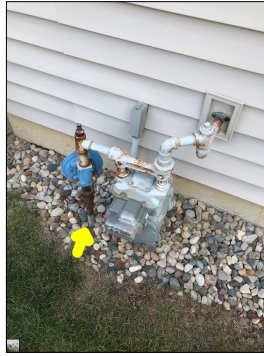


Apparent main water shut-off valve.

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

Findings:

- Limited visibility

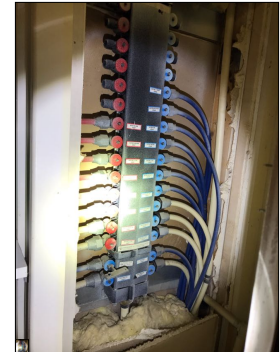
Marginal
✓



The sink unconventionally discharges into the floor drain/pit. This is not a recommended practice and does not meet the industry standard. The sink should discharge into the main drain pipes. Recommend licensed plumber further evaluate and make necessary repairs.



The water valve is closed. This is considered unusual.



General photo of the water manifold located within the garage

6. Visible Fuel Lines

Materials:

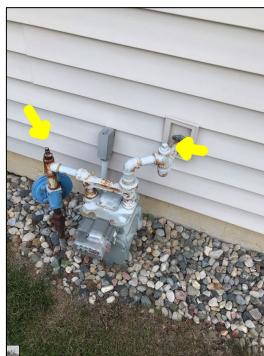
- Black iron
- **CSSI**

7. Condition Of Fuel Lines

Findings:

- Rust/corrosion

Marginal
✓ 



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



Water softener.



The digital display is inoperable.

9. 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 2022

Type:

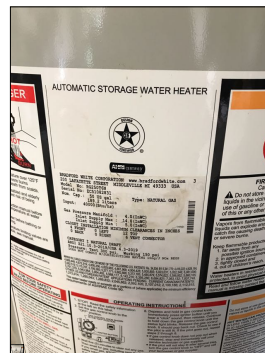
- Gas

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:

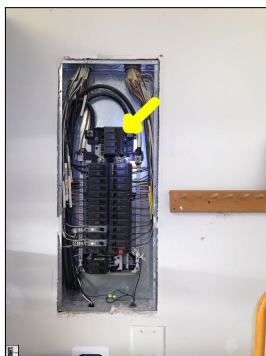
- Copper

3. Electrical

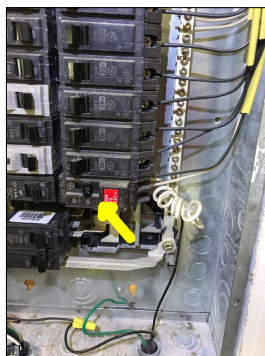
Findings:

- Recommend licensed electrician further evaluate and make necessary repairs

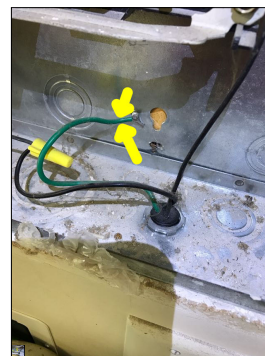
Marginal
✓ Safety Hazard
!



Main circuit breaker.



The circuit breaker is turned off. Circuit breakers turned off is considered abnormal. Recommend asking the seller why the circuit breaker is turned off to get additional information about the electrical system. It is recommended to have the circuit breaker turned on to ensure the circuit is in good working condition. A licensed electrician is recommended to check the circuit. Please note, it is beyond the scope of a general home inspection to turn breakers, doing so could potentially cause property damage.



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

Glossary

Term	Definition
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
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.