

FAMILYGUARD

HOME INSPECTION REPORT



Inspector: Alex Bishop
License #: HI01600042

4110 Stillwood Dr. Fort Wayne, IN 46815
Inspection Prepared For: Seller

Date of Inspection: 8/11/2026
Age of House: 33
Weather: Raining

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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.

Exterior		
Page 7 Item: 3	Siding	• Wood rot damage.
Cooling System		
Page 26 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 63 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.
Water Heater		
Page 30 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 31 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. • The circuit breaker panel is noisy. This is considered a defect and could be an indication of an overload or a defective circuit breaker. Noisy circuit breaker panels should be further evaluated by a licensed electrician.

Grounds

1. Driveway



Uneven surfaces along the driveway.

2. Service Walks/Steps



Cracks and deterioration along the service walks.

3. Patio/Deck



4. Hose Bibs



5. Landscaping

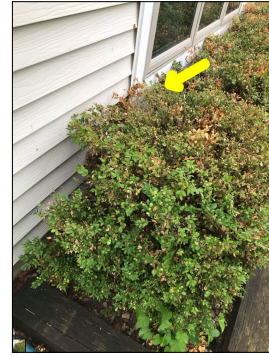


Findings:

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



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.



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

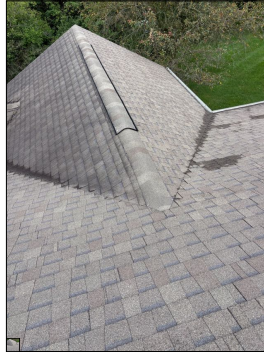
Findings:
• 10+ years

5. Condition

Marginal



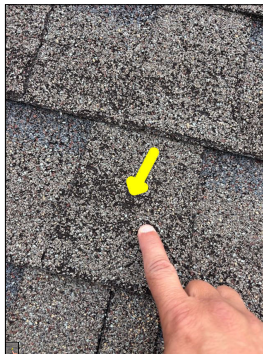
General photo of the roof.



General photo of the roof.



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



Granule loss along the roof shingles



Biological growth along the roof. This is considered a defect. Biological growth has the potential to hold water. Shingles are not designed to hold water, shingles are designed to shed water.

Exterior

1. Chimney/Fireplace

Marginal



Findings:

- Rust/corrosion
- Recommend chimney professional further evaluate and make necessary repairs
- 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.



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



Unconventional application of roof sealant along the chimney. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.



The top plate is holding water. Chimney top plates should be properly sloped, so they shed water. Failure to properly shed water can cause the top plate to prematurely deteriorate due to rust and corrosion. Also, leak points can arise due to a top plate not being sloped properly.



The chimney top plate does not have a proper drip edge to prevent water intrusion. The lack of a proper drip edge can allow water intrusion behind the chimney. An active or intermittent water source can cause mold growth and property damage.



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 safe to use.



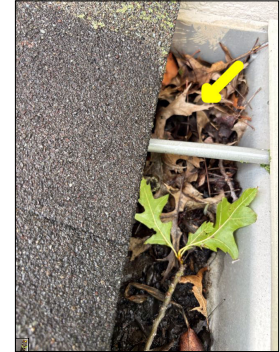
Unconventional application of sealant along the base of the chimney. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.



Unconventional application of sealant along the chimney. This is considered abnormal and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

2. Gutters

Marginal



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

3. 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

Observations:

- Wood rot damage.



Wood rot damage.



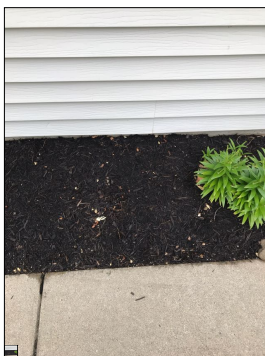
Deterioration along the siding.



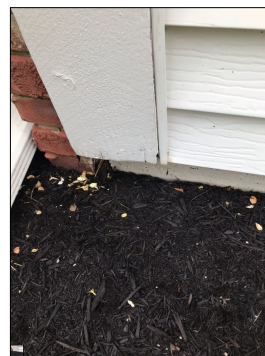
Wood rot damage.



Wood rot damage.



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



Wood rot damage.



Holes along the siding.



Dents along the siding.



Wood rot damage.



Dents along the siding.



Missing J-channel.



Discoloration along the siding.



Wood rot damage.



Wood rot damage.

4. Foundation/Slab



- Findings:
- Limited visibility

5. Exterior Electrical



The light is inoperable. Upon covering the daylight sensor, the light still did not activate and turn on.

6. 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)



- Findings:
- Noisy



Dents/damage along the overhead garage door.



Dents/damage along the overhead garage door.

2. Automatic Opener

Acceptable



3. Safety Reverse

Acceptable



4. Floor/Slab

Acceptable



5. Walls/Ceiling

Marginal



Findings:
• Cracks



Cracks along the ceiling.



Areas along the popcorn ceiling are falling off.



Discoloration and cracks along the ceiling.



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

6. Doors

Poor



Wood rot damage along the service door.

7. Electrical

Marginal



Loose receptacle.



Missing receptacle cover.

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 121 degrees Fahrenheit.

4. Walls/Ceiling

Acceptable
✓

5. Floor

Acceptable
✓

6. Doors

Acceptable
✓

7. Windows

Acceptable


8. Electrical

Acceptable


Findings:

- **GFCI** protected receptacles

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.



The dryer still spins when the door is open. This is considered a defect.

2. Dryer Exhaust

Acceptable



Findings:

- Recommend cleaning ductwork

3. Receptacles/Lights

Acceptable



4. Plumbing

Acceptable



5. Dryer

Findings:

- Operable
- Aged

6. Washing Machine

Findings:

- Operable
- Aged

7. Doors

Acceptable



8. Walls/Ceiling

Acceptable



9. Floor

Acceptable
✓

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. Doors

Acceptable



5. Windows

Acceptable



6. Electrical

Acceptable



7. Heating Source

Heating source observed:

- Yes

Bathroom 1

1. General



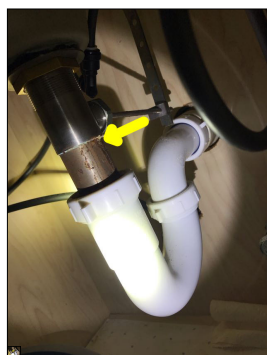
Bathroom.

2. Sinks/Plumbing

Findings:

- Limited visibility underneath the sink

Marginal
✓



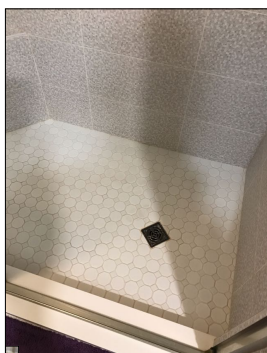
Rust/corrosion along the plumbing pipes.



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Marginal



Please note, tiled floors should have an annual inspection and maintenance by a licensed general contractor to ensure the tile and grout are leak proof and are in good working condition.

Cracks and deterioration along the mortar. Cracks are potential leak points. An active or intermittent water source can cause mold growth and property damage.

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

Bathroom 2

1. General



Bathroom.

2. Sinks/Plumbing

Marginal
✓

Findings:

- Limited visibility underneath the sink
- Rust/corrosion



Rust/corrosion along the plumbing pipes.

3. Shower/Bathtub

Marginal
✓



The grate is loose. This is considered a defect.

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/Ceiling

Acceptable
✓

3. Floor

Acceptable
✓

4. Ceiling Fan

Acceptable
✓

5. Windows

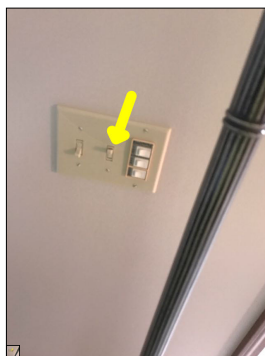
Acceptable
✓

6. Electrical

Marginal
✓

Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.



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

Dining Room

1. General



Dining room.

2. Walls/Ceiling

Acceptable
✓

3. Floor

Acceptable
✓

4. Electrical

Marginal
✓

Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.



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

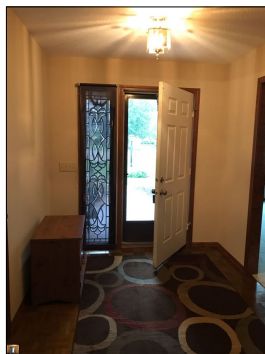
5. Heating Source

Heating source observed:

- Yes

Foyer

1. General



Foyer.

2. Walls/Ceiling

Acceptable



3. Floor

Acceptable



4. Doors

Acceptable



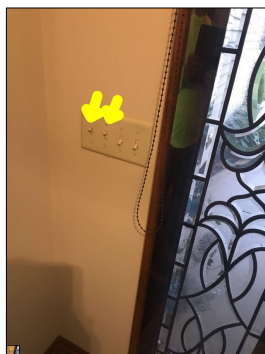
5. Electrical

Marginal



Findings:

- Recommend licensed electrician further evaluate and make necessary repairs.



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

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

Acceptable

4. Ventilation

Acceptable

5. Exhaust Fans/Exhaust Ductwork

Marginal

Findings:

- The exhaust ductwork lacks insulation



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

6. Sheathing/Framing

Acceptable
✓



General photo of the attic.



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



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



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

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 2015

2. Refrigerant Type

Findings:

- R410

3. Cooling System



Findings:

- Needs cleaning/serviced
- High supply temperature
- 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 63 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 63 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.



Condenser data plate.

Heating System

1. Heating General Information

Brand/Approximate Age:

- Brand/Lennox
- The approximate manufacture date is 2024

Heat Exchanger:

- Sealed
- Not visible

2. Energy Source

Type:

- Gas

3. Heating System



Findings:

- The temperature rise for the furnace was approximately 22 degrees Fahrenheit.
- No current service record
- Service recommended
- Ductwork needs cleaning
- 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.



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 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.



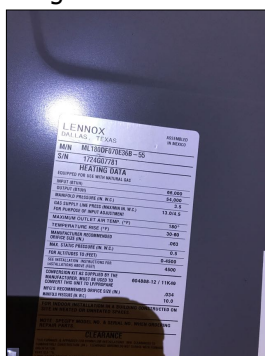
The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 104 degrees Fahrenheit.



The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 82 degrees Fahrenheit.



There is a humidistat, however, there is no apparent humidifier present.



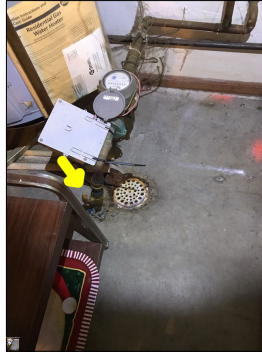
Furnace data plate.

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:

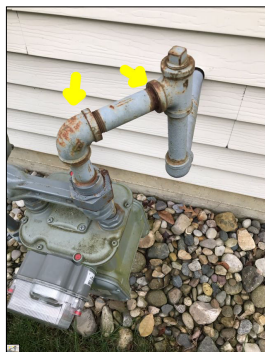
- Black iron

7. Condition Of Fuel Lines



Findings:

- Rust/corrosion



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

8. Water Quality Test

Water quality test:

- No

Water Heater

1. Water Heater General Information

Brand/Approximate Age:

- Brand/AO Smith
- The approximate manufacture date is 2018

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.



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.



Unconventional discoloration along the water heater. This is considered abnormal.

Electrical

1. General Information

Location of panels:

- Garage

Voltage/Amperage:

- 120/240 volts
- 200 amps

2. Branch Wire

Type:

- Copper

3. Electrical

Findings:

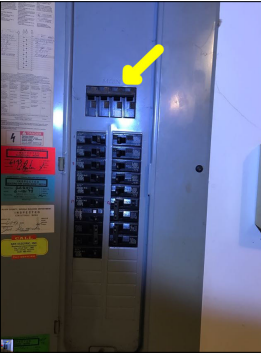
- Panel needs cleaning

- Recommend licensed electrician further evaluate and make necessary repairs

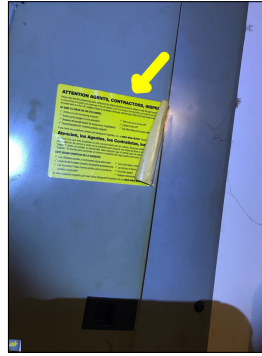
Observations:

- 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.
- The circuit breaker panel is noisy. This is considered a defect and could be an indication of an overload or a defective circuit breaker. Noisy circuit breaker panels should be further evaluated by a licensed electrician.

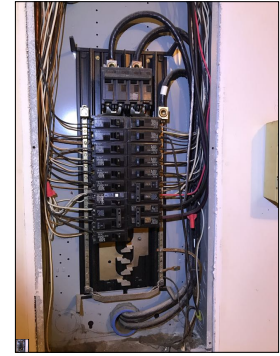




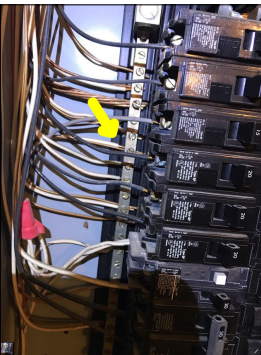
Main circuit breaker.



Winterized sticker along the electrical panel. This is an indication that the property was winterized in the past. Properties that are winterized normally indicate that they were vacant for an extended period of time. Homes that are vacant for an extended period of time can be problematic if they are not properly taken care of when vacant/winterized. Recommend finding out the history of the home and why it was winterized.



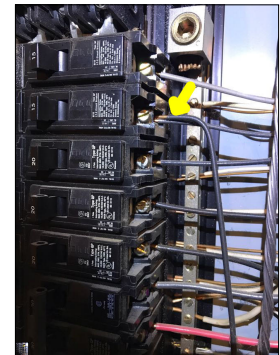
General photo of the circuit breaker panel.



Double tapped neutral wires. Neutral wires should not share a terminal with any other wires, including ground wires. Double tapped neutrals are considered a safety hazard. Double tapped neutral wires do not allow the circuit to be isolated if the circuit needs to be worked on. Also, double tapped neutral wires under the same terminal can become loose, which could lead to arcing, overheating, spark and/or fire.



The circuit breaker panel is noisy. This is considered a defect and could be an indication of an overload or a defective circuit breaker. Noisy circuit breaker panels should be further evaluated by a licensed electrician.



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.

Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
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.