

FAMILYGUARD

HOME INSPECTION REPORT



Inspector: Alex Bishop
License #: HI01600042

6340 Langwood Blvd. Fort Wayne, IN 46835
Inspection Prepared For: Seller

Date of Inspection: 8/5/2026
Age of House: 40 Years
Weather: Clear

Table Of Contents

Report Summary	2
Grounds	3
Roof	4-5
Exterior	6-9
Garage	10-12
Kitchen	13-14
Laundry	15-16
Bedroom 1	17
Bedroom 2	18
Bathroom 1	19-21
Bathroom 2	22-24
Living Room	25-26
Attic/Structure/Framing/Insulation	27-28
Interior	29
Cooling System	29
Heating System	30-31
Plumbing	32
Water Heater	33-34
Electrical	35
Glossary	36

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 8 Item: 3	Siding	• Loose/detached siding. • Damaged siding.
Bedroom 2		
Page 18 Item: 2	Walls/Ceiling	• Discoloration along the ceiling and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.
Interior		
Page 29 Item: 4	Additional Information	• The majority of windows throughout the house are aged and are towards the end of their life expectancy. Window repairs and potential replacement of windows should be anticipated.
Electrical		
Page 35 Item: 3	Electrical	• 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



Findings:

- Cracks/deterioration/pitting



Cracks and deterioration along the driveway.

2. Service Walks/Steps

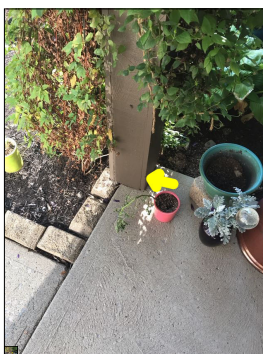


Uneven surfaces along the service walks.



The riser/step is unconventionally high. This is a potential trip hazard. The recommended maximum height for a riser/step is 7 inches.

3. Porch



The column is loose.

4. Patio/Deck



Findings:

- Recommend refinishing



The deck unconventionally slopes.

5. Hose Bibs



6. Landscaping



Findings:

- Trim back trees/shrubberies



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:

- 1 - 5+ years

5. Condition

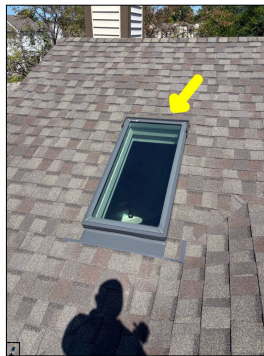
Condition:

- Recommend licensed roofer further evaluate and make necessary repairs

Marginal
✓



General photo of the roof.

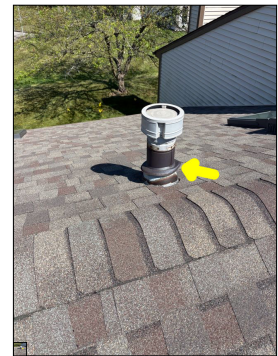


Please note - while skylights are an attractive feature for a home because of their ability to allow natural light into the house, skylights carry some disadvantages. Skylights are prone to leakage. Skylights are poor insulators.

Skylights are prone to breaking/cracking during heavy storms, such as a hail storm. Skylights are prone to breaking/cracking from falling debris, such as a falling tree limb.

Skylights are also prone to condensation during winter months because the warm air from within the house comes in contact with the cold surface of the skylight, thus creating condensation. An intermittent or active water source can cause mold growth.

Homeowners sometimes mistake condensation along a skylight for a leak. FamilyGuard recommends annual maintenance on all skylights and unexpected repairs should be anticipated.



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



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



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



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



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



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



Vegetation in proximity of the roof. Falling branches can damage the roof system. Also, vegetation in proximity of the roof can enable small animals and rodents access to the roof. Wildlife activity can cause property damage.

6. Skylights

Observed:
• Yes

Exterior

1. Chimney/Fireplace

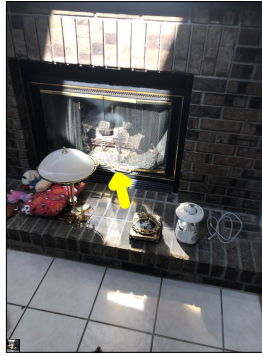


Findings:

- Rust/corrosion
- Needs cleaning/serviced
- 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 safe to use.



The blower is unconventionally noisy.



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



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

2. Gutters

Marginal
✓

Findings:

- 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.



Damaged splash block.



Missing downspout elbows.



The downspout is loose.



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.

Loose gutter spikes.

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.

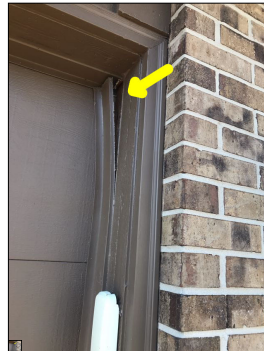
- Recommend general contractor further evaluate and make necessary repairs

Observations:

- Loose/detached siding.
- Damaged siding.



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



Loose/detached siding.



Gaps along the siding.



Exposed nails/fasteners along the siding. Exposed nails/fasteners are potential leak points. Exposed nails along the siding is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.



Damaged siding.



Holes along the siding.



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



Damaged siding.



Damaged siding.



Damaged siding.



Damaged siding.



Damaged siding.



Loose/detached siding.



Gaps along the siding.

4. Foundation/Slab



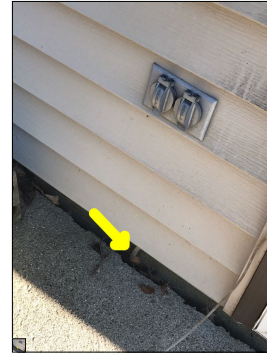
Findings:

- Limited visibility

5. Exterior Electrical



The weather protection cover is missing.



The wires are not wrapped in conduit. This is considered abnormal, amateur craftsmanship and a potential safety hazard. Wires should be wrapped in conduit to protect both humans and the electrical wiring. Wires that lack conduit can potentially get pulled, become loose, or damaged, thus creating shock hazards and/or fire hazards. Also, the sheathing around the wires is not rated for exterior use. The lack of proper sheathing can allow rain, snow, sunlight, wildlife, etc. to damage the wires, thus causing shock hazards, spark, arcing and/or fire.

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

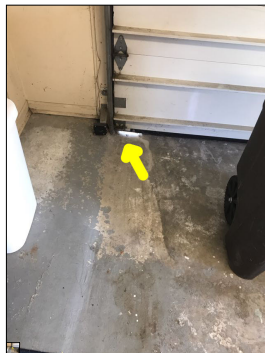
Garage

1. Overhead Door(s)

Marginal



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.



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

Acceptable



3. Safety Reverse

Acceptable



4. Floor/Slab

Marginal



Findings:

- Cracks
- Deterioration



Cracks and deterioration along the floor.



Crack along the slab. Cracks are considered a defect. Cracks should be repaired/sealed to prevent the intrusion of moisture, insects, radon, wood destroying insects, mice, etc.

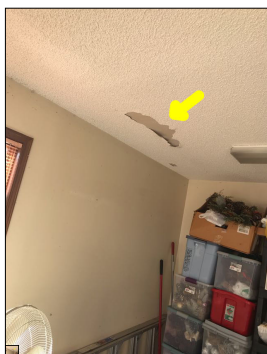
5. Walls/Ceiling

Marginal



Findings:

- Flaking/peeling



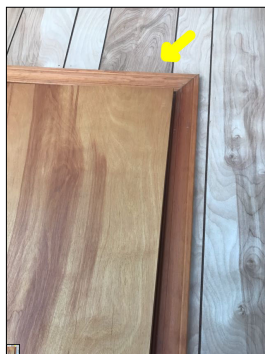
Flaking and peeling along the ceiling.



Cracks along the ceiling.

6. Doors

Marginal



The door rubs the frame during operation.

7. Electrical

Marginal



Safety Hazard

Findings:

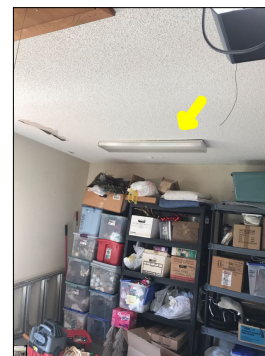
- Non **GFCI** protected



Non GFCI protected receptacles.



The light is inoperable.



The light is inoperable.

8. Windows

Poor
✓



Aged windows.



Wood rot damage along the window.

Kitchen

1. General



Kitchen.

2. Cabinets/Countertops

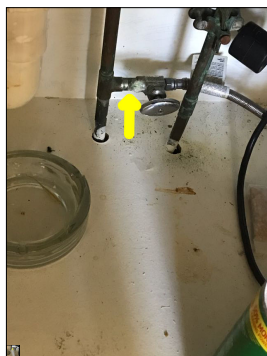
Marginal
✓
Aged

3. Sink/Faucet/Plumbing

Marginal
✓

Findings:

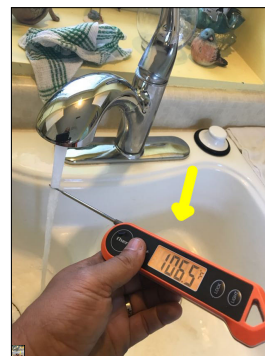
- Limited visibility underneath the sink



Rust/corrosion along the plumbing pipes.



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



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 106 degrees Fahrenheit.

4. Walls/Ceiling

Acceptable



5. Floor

Acceptable



6. Windows

Poor



Aged windows.



Detached window crank. The window is inoperable.

7. Electrical

Acceptable



Findings:

- GFCI protected receptacles

8. Range



The microwave is unconventionally close to the burners. This is considered abnormal and amateur craftsmanship. This is also a potential fire hazard.

9. Exhaust Fan

Findings:
• Operable

10. Dishwasher



11. Dishwasher Drain Line Looped

Findings:
• Yes

12. Refrigerator



13. Microwave



Laundry

1. General



Laundry.

2. Dryer Exhaust

Acceptable



Findings:

- Recommend cleaning ductwork
- Limited visibility

3. Receptacles/Lights

Acceptable



4. Plumbing

Acceptable



Findings:

- Limited visibility

5. Dryer

Findings:

- Operable

6. Washing Machine

Findings:

- Operable

7. Doors

Acceptable



8. Walls/Ceiling

Acceptable



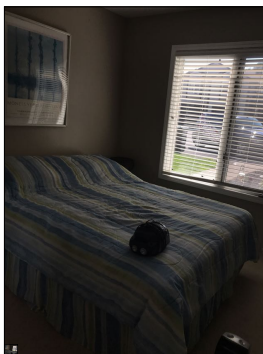
9. Floor

Acceptable



Bedroom 1

1. General



Bedroom.

2. Walls/Ceiling

Acceptable
✓

3. Floor

Acceptable
✓

4. Doors

Acceptable
✓

5. Windows

Marginal
✓ 
Aged



Aged windows.

6. Electrical

Acceptable
✓

7. Heating Source

Heating source observed:

- Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Observations:



- Discoloration along the ceiling and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.



Discoloration along the ceiling and signs of previous water damage. An active or intermittent water source can cause mold growth and property damage.

3. Floor



4. Ceiling Fan

Findings:

- Shakes during operation



5. Doors

Marginal



The handle is loose.

6. Windows

Poor



Aged windows.



Detached window crank. The window is inoperable.

7. Electrical

Acceptable



8. Heating Source

Heating source observed:

- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

Marginal
✓

Findings:

- Limited visibility underneath the sink



The faucet is loose.



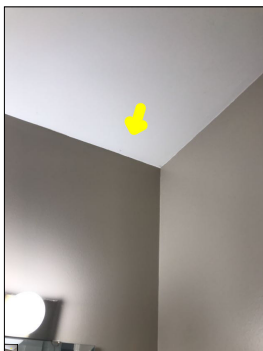
Rust/corrosion along the plumbing pipes.

3. Toilet

Acceptable
✓

4. Walls/Ceiling

Marginal



Nail pops observed. Nail pops are considered a defect.

5. Floor

Marginal



Discoloration along the floor. An active or intermittent water source can cause mold growth and property damage. No moisture detected in this area on the day of the inspection.

6. Doors

Acceptable



7. Electrical

Marginal



Cracked switch cover.

8. Exhaust Fan

Findings:

- Operable

9. Heating Source

Heating source observed:

- No
- None visible

Bathroom 2

1. General



Bathroom.

2. Sinks/Plumbing

Findings:

- Limited visibility underneath the sink

Marginal

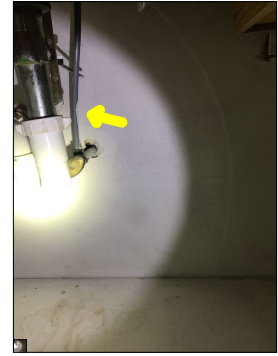




Inoperable drain stopper.



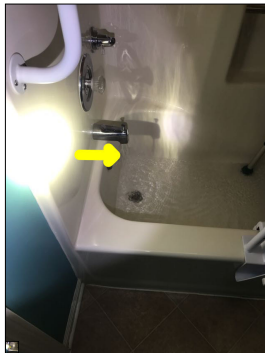
Rust/corrosion along the plumbing pipes.



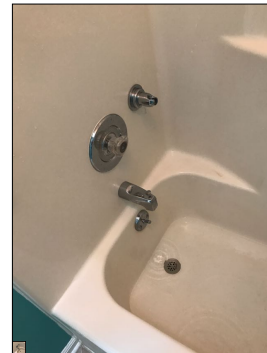
Polybutylene plumbing lines. Polybutylene pipes are prone to failure and no longer meet modern day plumbing standards. Recommend upgrading from polybutylene pipes to modern day plumbing materials, such as PEX or copper. Please note, polybutylene pipes can be concealed behind walls, ceilings, etc.

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.



The diverter rod does not drop when the showerhead is turned off. This is considered abnormal and a defect. Unless the diverter rod is manually disengaged when turning the showerhead off, the next person to turn the bathtub faucet on will receive water from the showerhead.

4. Toilet

Acceptable
✓

5. Walls/Ceiling

Marginal



The supply vent is displaced. Also, discoloration around the vent along the wall. This is an indication of dirty HVAC ductwork.

6. Floor

Acceptable



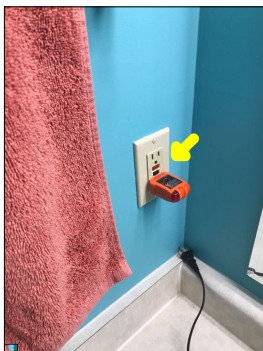
7. Doors

Poor



Missing doors.

8. Electrical



Loose receptacle.

9. Exhaust Fan

- Findings:
- Operable

10. Heating Source

- Heating source observed:
- Yes

Living Room

1. General



Living room.

2. Walls/Ceiling



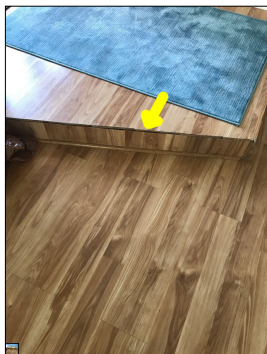
3. Floor

Marginal



Findings:

- Squeaks



Missing trim pieces along the floor.



Missing trim pieces along the floor.

4. Ceiling Fan

Marginal



Findings:

- Shakes during operation

5. Doors

Marginal



The door knob is loose.



Displaced weatherstrip.

6. Windows

Marginal



Aged windows.

7. Electrical



Loose switch/cover.

8. 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:

- Displaced insulation
- Signs of rodent droppings
- Signs of wildlife activity
- Debris within the insulation

4. Ventilation



Findings:

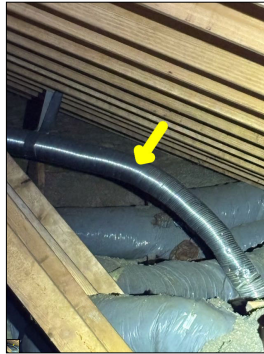
- Ventilation appears adequate

5. Exhaust Fans/Exhaust Ductwork

Poor
✓

Findings:

- No exterior bathroom exhaust vents observed
- Exhaust fans not vented to the exterior can cause mold growth and property damage.



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. This appears to be the ductwork for the dryer.

6. Sheathing/Framing

Acceptable
✓

Findings:

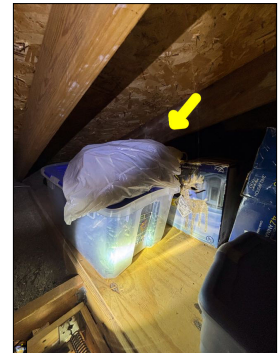
- Limited visibility



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.



Mice/rodent droppings. Wildlife activity can cause 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. Additional Information

Observations:

- Please note, the house is aged. Aged houses can potentially have areas that contain lead based paint. Lead based paint is a potential safety hazard.
- Please note, the house is aged. Aged houses can potentially have building materials, such as floor tiles, ceiling tiles, insulation, siding, and roof shingles, that contain asbestos. Asbestos based products/materials are a potential safety hazard.
- The majority of windows throughout the house are aged and are towards the end of their life expectancy. Window repairs and potential replacement of windows should be anticipated.

Cooling System

1. Cooling System Information

Findings:

- Brand/Bryant
- The approximate manufacture date is 2013

2. Refrigerant Type

- Findings:
- R410

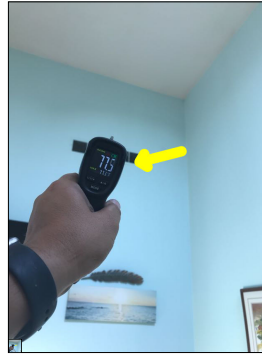
3. Cooling System



- 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 53 degrees Fahrenheit.



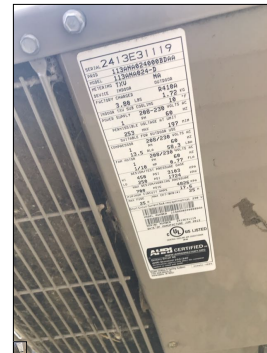
The photo identifies the temperature of the return air while the air conditioner was in operation. The approximate temperature of the return air was 77 degrees Fahrenheit.



Condenser.



The condenser is dirty and needs cleaning. A dirty condenser can restrict proper airflow along the condenser, thus causing the condenser to work harder, which can shorten the lifespan of the condenser.



Condenser data plate.

Heating System

1. Heating General Information

- Brand/Approximate Age:
- Brand/Bryant
 - The approximate manufacture date is 2013
- Heat Exchanger:
- Sealed
 - Not visible

2. Energy Source

Type:
• Gas

3. Heating System

Marginal
✓

Findings:

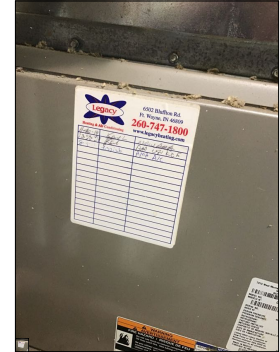
- The temperature rise for the furnace was approximately 47 degrees Fahrenheit.
- No current service record
- Service recommended
- Filter needs cleaning/replacement
- Furnace needs cleaning
- Ductwork needs cleaning



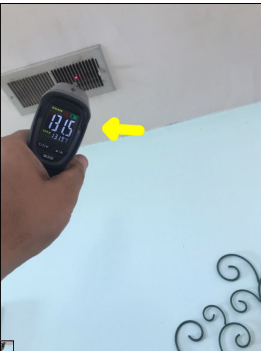
Furnace.



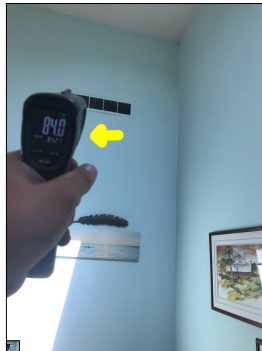
Mice droppings along the furnace.



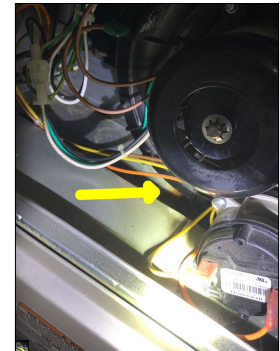
No current annual service maintenance record observed. It is recommended that appliances have annual maintenance to prolong the life of the appliance, ensure the appliance is operating at optimal performance, keep warranties valid and help avoid unexpected/costly repairs.



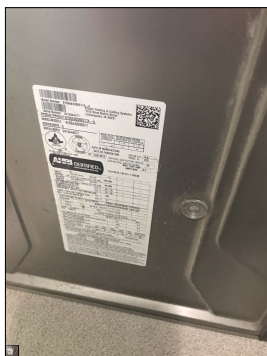
The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 131 degrees Fahrenheit.



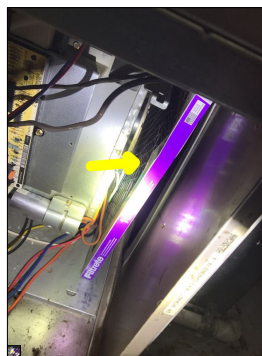
The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 84 degrees Fahrenheit.



Rust and corrosion within the furnace cabinet. This is considered a defect. An active or intermittent water source can cause property damage.



Furnace data plate.

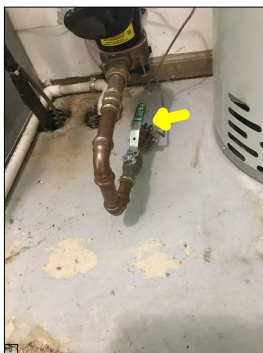


The furnace filter is dirty and displaced. Recommend cleaning/servicing the furnace.

Plumbing

1. Main Water Shut-Off Valve

Location:
• Interior



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
- Polybutylene

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
- Coated brass

7. Condition Of Fuel Lines

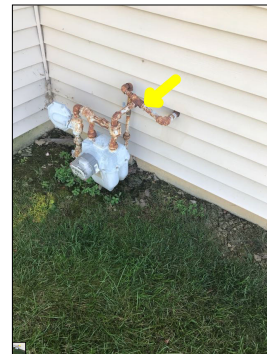


Findings:

- Rust/corrosion
- Coated brass fuel line observed
- Please review entire report



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



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/Bradford White
- The approximate manufacture date is 2007

Type:

- Gas

2. Water Heater

Findings:

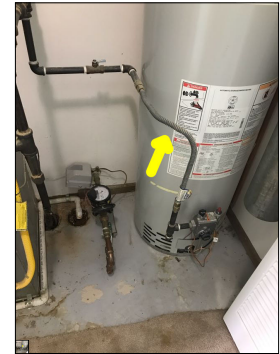
- Recommend licensed plumber further evaluate and make necessary repairs



Water heater.



Water heater data plate.



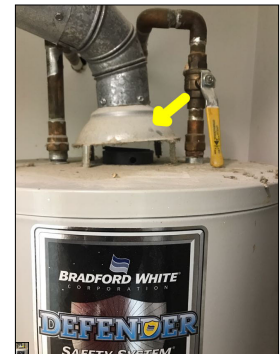
Coated brass fuel line. Coated brass no longer meets modern day plumbing standards and is considered a safety hazard. Recommend upgrading the fuel line to a modern day plumbing material, such as **CSSI** or black iron.



Corrosion along the water supply lines.



The water heater is noisy when the burners turn on. This is considered a defect. A noisy water heater is normally due to excessive sediments within the tank.



The draft hood is displaced and crooked. This is considered abnormal and a safety and the water heater might not draft properly, thus releasing carbon monoxide into the house.

Electrical

1. General Information

Location of panels:

- Garage

Voltage/Amperage:

- 120/240 volts
- 100 amps

2. Branch Wire

Type:

- Copper

3. Electrical

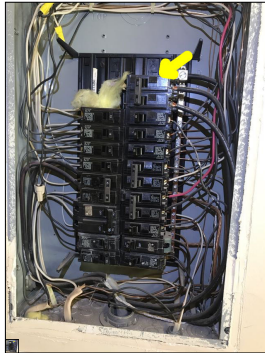


Findings:

- Recommend licensed electrician further evaluate and make necessary repairs
- Circuit breaker panels less than 200 amps might not be able to meet modern day electrical demands.

Observations:

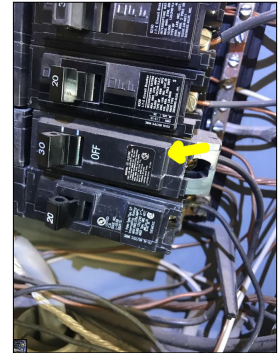
- Wires routed through the knockout without a bushing or clamp. This is considered a safety hazard as the metal edge of the knockout could penetrate the wires, thus causing spark and a fire.



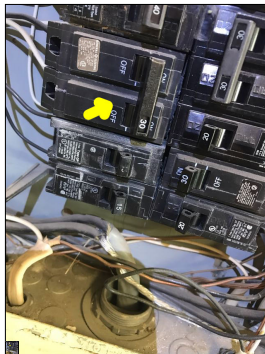
Main circuit breaker.



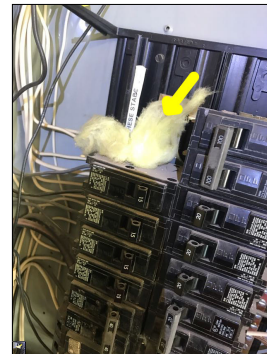
Wires routed through the knockout without a bushing or clamp. This is considered a safety hazard as the metal edge of the knockout could penetrate the wires, thus causing spark and a fire.



Electrical panel/circuit breaker manufacturer mismatch within the circuit breaker panel. The defect is because not all busbars are the same size and have the same dimensions. A circuit breaker from another manufacturer might not properly fit the busbar, thus creating a poor/loose connection.



Electrical panel/circuit breaker manufacturer mismatch within the circuit breaker panel. The defect is because not all busbars are the same size and have the same dimensions. A circuit breaker from another manufacturer might not properly fit the busbar, thus creating a poor/loose connection.



Insulation within the panel. This is a potential fire hazard as insulation is a combustible.

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.