FAMILYGUARD

HOME INSPECTION REPORT



Inspector: Alex Bishop
License #: HI01600042

6824 Creekwood Trail Fort Wayne, IN 46835
Inspection Prepared For: Seller

Date of Inspection: 11/19/2026
Age of House: 23 Years
Weather: Clear

Report Overview

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The inspection report is not a code inspection. The inspection report will focus on safety and function. The inspection report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair. It is the goal of the inspection report to provide a home buyer additional knowledge of the home. The knowledge from the inspection report is equipped to help a home buyer make a more informative decision during a real estate transaction. Not all improvements will be identified during the inspection. Unexpected repairs should still be anticipated. Please refer to the inspection agreement for a full explanation of the scope of the inspection. The inspection is a non-invasive and visual inspection only.

The report is a snapshot in time, on the day of the inspection. It is recommended that you carry out a final walk-through inspection immediately before closing to check the property's condition and to ensure your expectations are met with any negotiated repairs between you and the seller.

As noted in the inspection agreement, some components and systems throughout the house will be rated Acceptable, Marginal, Poor, Safety Hazard or Aged. Please refer to the inspection agreement or the below list/legend for a more detailed description of the definitions. Throughout the report, icons are utilized to make things easier to find and read. Use the list/legend below to understand each rating icon and definition.



Acceptable – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration. Please note, Acceptable does not mean perfection.



Marginal – Indicates the component does not meet the industry standard or the component is not equivalent to its original design and will probably require maintenance, repair or replacement anytime within five years.



Poor – Indicates the component or system will need repair or replacement now or in the very near future.



Safety Hazard – Denotes a condition that is unsafe and in need of prompt attention.



Aged - Indicates the component is towards the end of its lifespan and will need replacement or repair in the near future.

Please note, a system or component that is indicated as Marginal or Poor can also be simultaneously deemed as Aged and/or a Safety Hazard.

The report contains a unique pop-up glossary feature. Words highlighted in yellow will provide a definition or a tip when the mouse is hovered over the term.

Table Of Contents

Report Summary 4
Grounds 5
Roof 6
Exterior 7-8
Garage 9-10
Kitchen 11-13
Laundry 14
Bedroom 1 15-16
Bedroom 2 17
Bathroom 1 18-19
Bathroom 2 20
Living Room 21-22
Loft 23
Sunroom 24-25
Foyer 26-27
Attic/Structure/Framing/Insulation 28
Interior 29
Cooling System 30
Heating System 31
Plumbing 32-33
Water Heater 34
Electrical 34-35

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.

Kitchen		
Page 12 Item: 7	Electrical	• The 3 way switch is defective. Turning the switch causes the ceiling light to flicker and I was unable to get the light to turn off.
Page 13 Item: 10	Dishwasher	• The dishwasher did not call for water when turned on. This is considered a defect.
Cooling System		
Page 30 Item: 3	Cooling System	• The approximate temperature of the supply air was 68 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.
Heating System		
Page 32 Item: 3	Heating System	• The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.
Electrical		
Page 35 Item: 3	Electrical	• The air conditioning (A/C) circuit breaker is oversized according to the data plate on the condenser. This is a potential safety hazard. According to the data plate on the condenser, the circuit breaker cannot exceed 25 amps. The current size breaker is 30 amps.

Grounds

1. Driveway

Marginal



Uneven surfaces along the driveway.

2. Service Walks/Steps

Marginal



Uneven surfaces along the service walks. Also, unconventional large gap along the service walk.



Apparent drill holes along the service walk. This slab may have experienced foam spray injection underneath it to lift it back up into position.

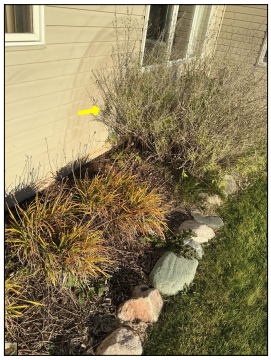
3. Hose Bibs

Acceptable

4. Landscaping

Marginal

Findings:
- Trim back trees/shrubberies
- 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

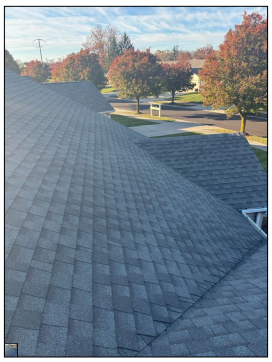
4. Approximate Age of Roof

Findings:
- 5 - 10+ years

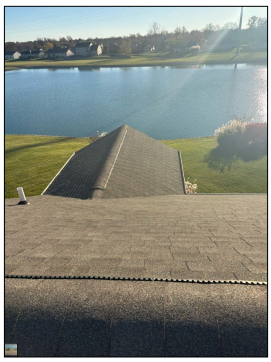
5. Condition

Condition:
- Granule loss

Marginal



General photo of the roof.



General photo of the roof.



Granule loss along the roof shingles



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



Unconventional waves along the roof shingles. This is considered abnormal and does not meet the industry standard.

Exterior

1. Gutters

Marginal

Findings:

- 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.



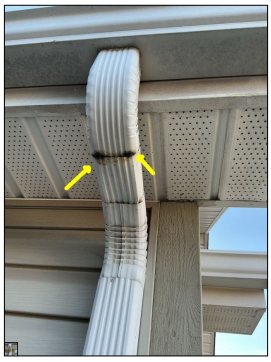
The gutter system is sagging/pulling away from the house.



Unconventional gutter extensions. This installation is considered abnormal.



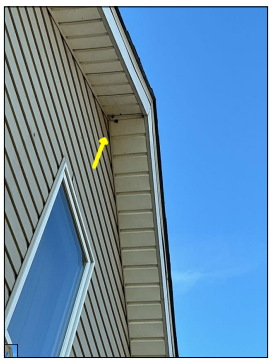
The gutter system is sloped the wrong way.



Discoloration along the joints.This is an indication that the joints might leak.

2. Siding

Marginal



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



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



Discoloration along the siding.



Discoloration along the siding.



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



Discoloration along the siding.



Flaking and peeling along the siding.

3. Foundation/Slab

Marginal

Findings:
- Limited visibility



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



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

4. Exterior Electrical

Acceptable

5. Wood Destroying Insect Damage/Treatment

Findings:
- None apparent
- Limited visibility
- Finished walls/ceilings
- Cabinetry/shelving

Garage

1. Overhead Door(s)

Marginal



Flaking/peeling along the overhead garage door.



Flaking/peeling along the overhead garage door.

2. Automatic Opener

Findings:
- Operable

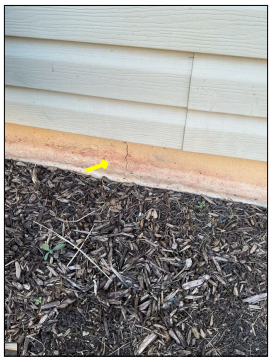
Acceptable

3. Safety Reverse

Acceptable

4. Floor/Slab

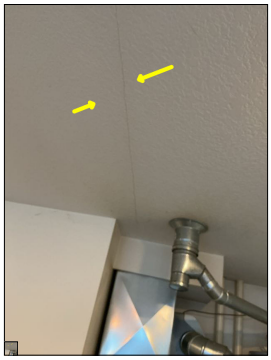
Findings:
Marginal
• Cracks



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

Findings:
Marginal
• Cracks



Cracks along the ceiling.

6. Doors

Acceptable

7. Electrical

Acceptable

Kitchen

1. General



Kitchen.

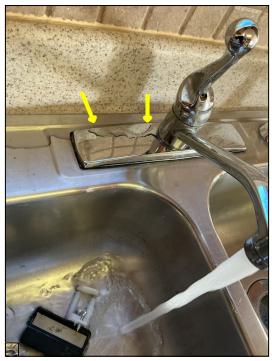
2. Cabinets/Countertops

Acceptable

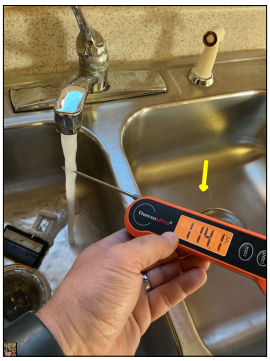
3. Sink/Faucet/Plumbing

Poor

Findings:
- Limited visibility underneath the sink



The faucet leaks during operation. A leaking faucet has the potential to leak underneath the sink. An active or intermittent water source can cause property damage and mold growth.



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

4. Walls/Ceiling

Marginal



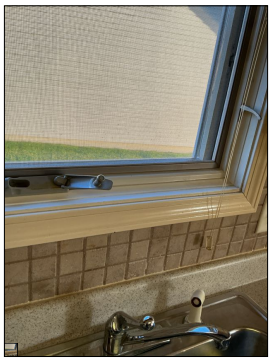
Discoloration along the walls.

5. Floor

Acceptable

6. Windows

Poor Aged



Inoperable window. The window might open with excessive force. Please note, a properly functioning window should be able to easily open.

7. Electrical

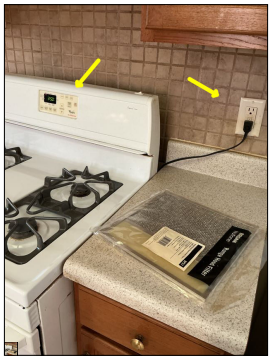
Marginal

Findings:

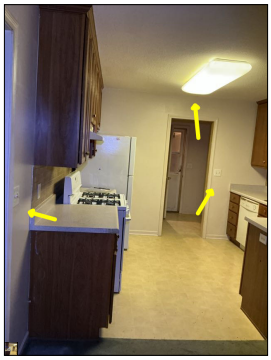
- GFCI protected receptacles

Observations:

- The 3 way switch is defective. Turning the switch causes the ceiling light to flicker and I was unable to get the light to turn off.



The oven is unconventional plugged into a countertop receptacle. This is considered abnormal and does not meet the industry standard. Normally, a stove has their own receptacle located behind it.



The 3 way switch is defective. Turning the switch causes the ceiling light to flicker and I was unable to get the light to turn off.



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

8. Range

Marginal Aged

9. Exhaust Fan

Findings:
- Operable
- Aged

10. Dishwasher

Poor Aged

Findings:
- Inoperable

Observations:
- The dishwasher did not call for water when turned on. This is considered a defect.



The dishwasher did not call for water when turned on. This is considered a defect.

11. Dishwasher Drain Line Looped

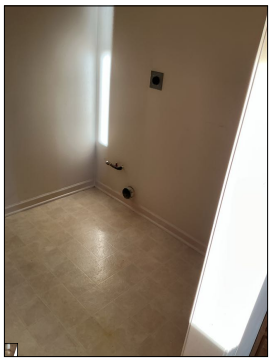
Findings:
- Yes

12. Refrigerator

Acceptable

Laundry

1. General



Laundry.

2. Dryer Exhaust

Acceptable

Findings:
- Recommend cleaning ductwork

3. Receptacles/Lights

Acceptable

4. Plumbing

Poor

Findings:
- Leaks



Water observed within the washer connection. This is considered a defect and an indication that the valve leaks.

5. Doors

Acceptable

6. Walls/Ceiling

Marginal



The casing is loose.

7. Floor

Acceptable

8. Heating Source

Heating source observed:
- Yes

Bedroom 1

1. General



Bedroom.

2. Walls/Ceiling

Marginal

Findings:
- Discoloration



Discoloration along the walls.

3. Floor

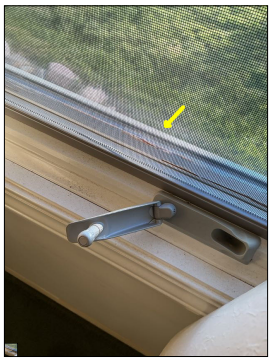
Acceptable

4. Doors

Acceptable

5. Windows

Marginal Aged



Flaking and peeling along the windows.

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Bedroom 2

1. General



Bedroom.

2. Walls/Ceiling

Marginal



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



Discoloration along the walls.



Missing smoke detector.

3. Floor

Acceptable

4. Doors

Acceptable

5. Windows

Marginal Aged

6. Electrical

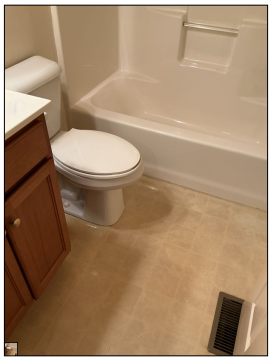
Acceptable

7. Heating Source

Heating source observed:
- Yes

Bathroom 1

1. General



Bathroom.

2. Sinks/Plumbing

Findings:
- Limited visibility underneath the sink

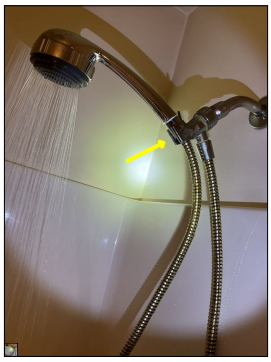
Acceptable

3. Shower/Bathtub

Marginal



Chips along the bathtub. Chips are considered defects and are potential leak points.



The showerhead leaks during operation.



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

Findings:
- Seat/lid loose

5. Walls/Ceiling

Marginal



Holes/damage along the ceiling.

6. Floor

Acceptable

7. Doors

Acceptable

8. Electrical

Marginal Safety Hazard

Findings:
- Inoperable GFCI



Inoperable GFCI

9. Exhaust Fan

Findings:
- Operable

10. Heating Source

Heating source observed:
- Yes

Bathroom 2

1. General



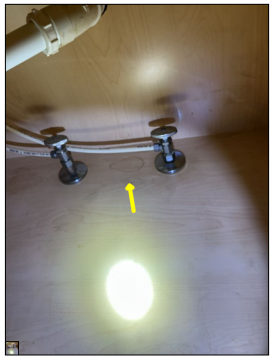
Bathroom.

2. Sinks/Plumbing

Findings:
- Limited visibility underneath the sink



Rust/corrosion along the plumbing pipes.



Signs of previous water damage/discoloration underneath the sink. An active or intermittent water source can cause mold growth and property damage, such as wood rot damage.

3. Shower/Bathtub

4. Toilet

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



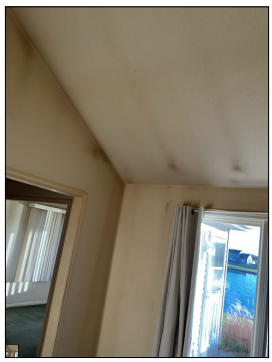
Living room.

2. Walls/Ceiling

Marginal



Discoloration along the walls and ceiling.



Discoloration along the walls and ceiling.

3. Floor

Acceptable

4. Ceiling Fan

Marginal

Findings:
- Shakes during operation

5. Windows

Poor Aged



Missing window screens.



Flaking and peeling along the windows.



Wood rot damage along the window.



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



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

6. Electrical

Acceptable

7. Heating Source

Heating source observed:
- Yes

Loft

1. General



Loft

2. Walls/Ceiling

Marginal



Discoloration along the ceiling and signs of previous repairs.



Discoloration along the ceiling and signs of previous repairs.

3. Floor

Acceptable

4. Windows

Marginal Aged

5. Electrical

Acceptable

6. Heating Source

Heating source observed:
- Yes

Sunroom

1. General



Sunroom.

2. Walls/Ceiling

Marginal



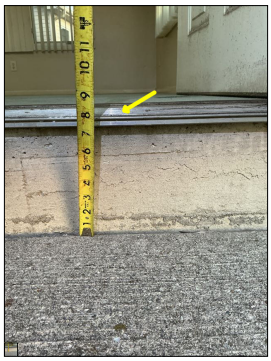
Discoloration along the walls.



Discoloration along the ceiling.

3. Floor

Marginal Safety Hazard



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

4. Ceiling Fan

Marginal

Findings:
- Shakes during operation

5. Doors

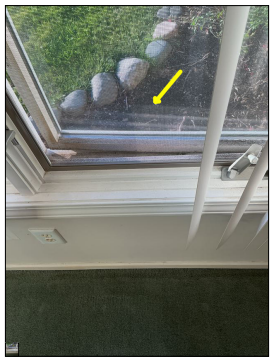
Marginal



Discoloration along the door.

6. Windows

Poor Aged



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



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

7. Electrical

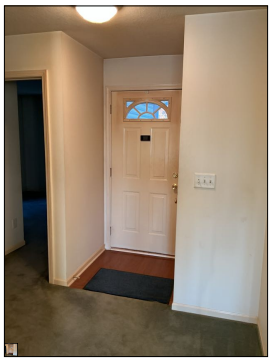
Acceptable

8. Heating Source

Heating source observed:
- Yes

Foyer

1. General



Foyer.

2. Walls/Ceiling

Marginal



Discoloration along the walls.

3. Floor

Acceptable

4. Doors

Marginal



Torn weatherstrip along the door.

5. Electrical

Acceptable

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
- Batts
- Fiberglass
- Cellulose
- Loose

3. Insulation

Marginal



Displaced insulation. Displaced insulation is considered abnormal and a defect.



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

4. Ventilation

Acceptable

5. Exhaust Fans/Exhaust Ductwork

Findings:

Marginal
- Exhaust vents observed on exterior



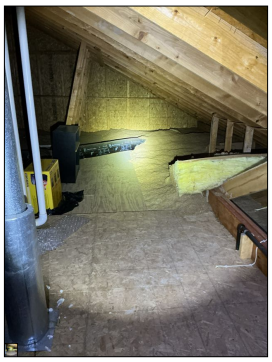
The exhaust ductwork lacks insulation. It is recommended for exhaust ductwork to be insulated in non climate controlled areas, such as an attic. The lack of insulation can cause condensation to form along the ductwork. An active or intermittent water source can cause mold growth and property damage.

6. Sheathing/Framing

Findings:

Marginal Safety Hazard

- Limited visibility



General photo of the attic.



Debris and clutter within the attic.



Combustible building materials in contact with the flue. This is a potential fire hazard.



Debris and clutter within the attic.

Interior

1. Smoke/Carbon Monoxide Detectors

Safety Tip:

- FamilyGuard recommends at minimum, a smoke detector be present in all bedrooms and an additional detector outside each sleeping location. Also, FamilyGuard recommends a carbon monoxide detector and smoke detector be present on each living level, including habitable attics and basements.

2. Additional Information

Additional Information:
• FamilyGuard always recommends performing a radon test and mold air quality test before purchasing a home.

Radon is a colorless, odorless, tasteless, and chemically inert radioactive gas. It is formed by the natural radioactive decay of uranium in rock, soil, and water. It can be found in all 50 states. Radon is the number one cause of lung cancer for non-smokers. Testing for radon is the only way of knowing how much radon is present in the house.

Mold is a living organism. Mold grows wherever it gets enough moisture/water to grow. An active or intermittent water source, such as a leaking plumbing pipe, water intrusion from the exterior, foundation leaks, or high levels of humidity can cause mold growth. Mold eats the material it grows on. Mold has the potential to cause property damage, such as wood rot or structural damage. In addition, mold spores can be released into the air and can cause respiratory problems, coughing, headaches, eye irritation, skin irritation and other health issues for those dwelling in the house. Performing a mold air quality test is the only way to know if mold levels are abnormal in the house. A mold air quality test can also sometimes help identify concealed surface mold, such as mold hidden behind drywall and insulation.

If you did not already and want a radon test or a mold air quality test, contact FamilyGuard at your earliest convenience. Please note - testing for radon and mold are additional expenses and are not covered in a general home inspection.

3. Additional Services

Radon Test/Mold Test:
• Radon test - no
• Mold test - no

4. Additional Information

Marginal

Observations:
• Please note, the has a smoker smell to it. Odors can be difficult to get rid of. Recommend cleaning the house by a professional cleaning company. In some cases, walls need to be resurfaced and floor coverings need to be replaced to fully remove foul orders.

Cooling System

1. Cooling System Information

Findings:
• Brand/Carrier
• The approximate manufacture date is 2012

2. Refrigerant Type

Findings:
• R410

3. Cooling System

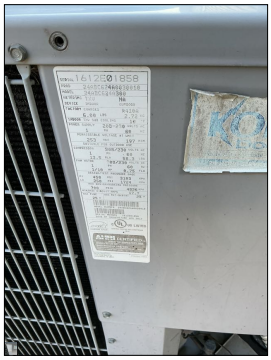
Poor

Findings:
• Needs cleaning/serviced
• High supply temperature
• Recommend licensed HVAC technician further evaluate and make necessary repairs

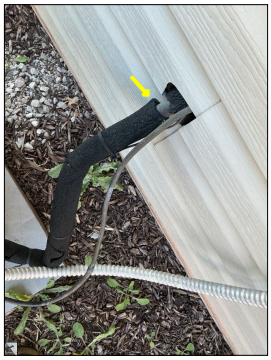
Observations:
• The approximate temperature of the supply air was 68 degrees Fahrenheit. The supply temperature for the cooling system is unconventionally high. This is considered a defect. A high supply temperature is unable to keep interior temperatures to desired levels. Recommend a licensed HVAC technician further evaluate and make necessary repairs.



Condenser.



Condenser data plate.



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.



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 68 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.

Heating System

1. Heating General Information

Brand/Approximate Age:
- Brand/Carrier
- The approximate manufacture date is 2011

Heat Exchanger:
- Sealed
- Not visible

2. Energy Source

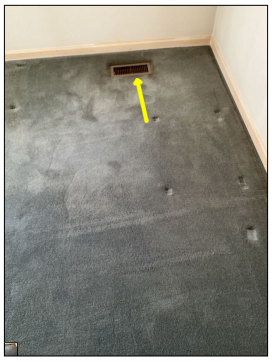
Type:
- Gas

3. Heating System

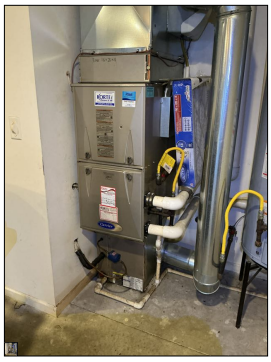
Poor

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

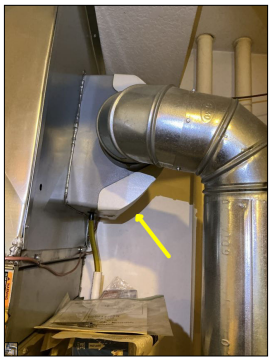
Observations:
- The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.



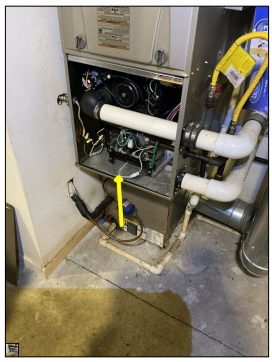
Please note, the house has sub slab HVAC ductwork. Sub slab ductwork can potentially allow water intrusion from the ground. Ground water entering into the ductwork can cause air quality problems and can hinder the performance of the heating and cooling systems. Also, sub slab ductwork can potentially 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 whole house humidifier did not call for water when turned on. This makes the whole house humidifier inoperable.



The furnace short cycles. This means the burners turn off and on repeatedly before reaching the designated desired temperature setting on the thermostat. This is considered a defect.



Furnace data plate.

Plumbing

1. Main Water Shut-Off Valve

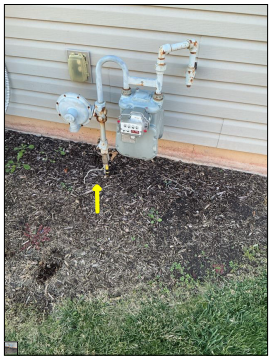
Location:
- Garage



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
- PEX

4. Visible Drain/Vent Plumbing

Materials:
- PVC

5. Condition Of Water Supply/Drain/Vents Plumbing

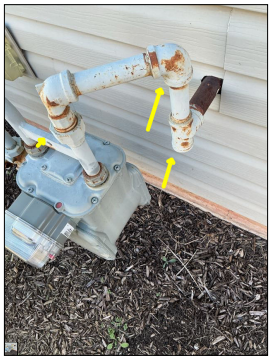
Findings:
- Limited visibility

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 2022

Type:
- Gas

2. Water Heater

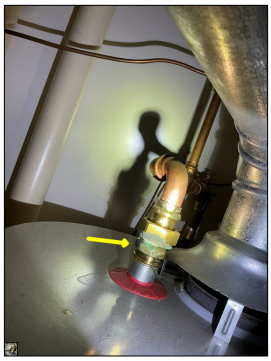
Marginal



Water heater.



Water heater data plate.



Corrosion along the water supply lines.

Electrical

1. General Information

Location of panels:
- Garage

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

2. Branch Wire

Type:
- Copper

3. Electrical

Findings:



- Oversized circuit breakers/improper wire gauge
- Recommend licensed electrician further evaluate and make necessary repairs

Observations:

- The air conditioning (A/C) circuit breaker is oversized according to the data plate on the condenser. This is a potential safety hazard. According to the data plate on the condenser, the circuit breaker cannot exceed 25 amps. The current size breaker is 30 amps.



Main circuit breaker.



The air conditioning (A/C) circuit breaker is oversized according to the data plate on the condenser. This is a potential safety hazard. According to the data plate on the condenser, the circuit breaker cannot exceed 25 amps. The current size breaker is 30 amps.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.