



## Home Inspection Report

Prepared exclusively for  
**Cody Coffey**



PROPERTY INSPECTED:  
5530 South Harmony Road  
Bloomington, IN 47403

Date of Inspection: 09/21/2023

Inspection No. 311577-481

**INSPECTED BY:**

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*Each office is independently owned and operated*

## REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

### 6.0 GARAGE / CARPORT

#### 6.3 Interior Access Door(s)

6.3.1 Missing handrail / guardrails with balusters on steps to inside door. Recommend installation of appropriate railing for fall hazard prevention. **(Garage)**

### 7.0 STRUCTURE

#### 7.3 Floor Structure

7.3.1 The joist(s) have excessive notches or holes. Have this damage repaired to ensure serviceability. **(Crawlspace)**

### 8.0 CRAWLSPACE

#### 8.1 Crawlspace General Comments

8.1.1 It was noted during the inspection that the crawlspace had an organic growth. The only way to know for sure is to test. If the results come back positive for the present of mold it is advisable to seek a licensed mold remediation specialist to properly remediate all areas with mold.

- attached are representative examples. There are other like conditions in the crawlspace. **(Crawlspace)**

### 9.0 ELECTRICAL SYSTEM

#### 9.2 Electrical General Comments

9.2.1 During the inspection, a number of electrical conditions were found. Example of these conditions are noted below. An electrical contractor should be hired to correct these conditions. An electrical contractor will likely discover other deficiencies that will also require improvement.

#### 9.7 Sub-Panel(s)

9.7.1 The neutral and ground conductors are connected in the sub-panel. Recommend an electrician further assess and correct as required for electrical safety. **(Detached garage)**

9.7.2 The sub-panel has double-tapped breaker(s). Recommend an electrician assess and correct as required for electrical safety. **(Garage)**

### 11.0 PLUMBING SYSTEM

#### 11.5 Water Heating Equipment

11.5.2 Model: Us craftsman  
Manufacture date: 03/00

The water heater is past its typical life expectancy. Budget to replace the unit when it fails, when repairs are no longer cost effective, or pro-actively to prevent loss of functionality. **(Laundry area)**

11.5.3 \* Water heater function not tested due to being turned off at the circuit breaker during the inspection. Recommend having this tested for functionality and correct connections at the use points. **(Laundry area)**

#### 11.8 Sink(s)

11.8.2 The drain pipe under the sink is leaking. Recommend a plumber assess and repair as required to prevent further water damage. **(Kitchen)**

# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 General Information

1.1.1 The house is referenced from looking directly at the front door. The left exterior is on the left and the right exterior is on the right.

1.1.2 A PLUS inspection has been selected for today's inspection.

### 1.2 Inspector

☑ Richard Hull

### 1.3 Scope of Inspection

1.3.1 Today's inspection has been conducted in accordance to the ASHI Standards of Practice. Please refer to the ASHI Standards included in your inspection binder for full Scope and code of ethics.

### 1.4 Inspection / Site Conditions

☑ Temperature: 70 Degrees

☑ Sunny

## 2.0 PROPERTY AND SITE

### 2.1 Landscape / Grading

2.1.1 The general landscape - such as grading, surface-water drainage, and vegetation was inspected and no significant deficiencies were observed.

### 2.2 Driveway(s)

☑ Asphalt

2.2.1 The driveway shows typical and minor surface wear and cracking. Periodic maintenance may prolong the life of the surface.



### 2.3 Retaining Wall(s)

2.3.1 The retaining wall is leaning and damaged. Repair or replace as required to restore functionality, prevent failure, and for safety. **(Exterior Back)**



## 3.0 EXTERIOR

### 3.1 Foundation Surface

- ☑ Concrete block

3.1.1 Visible portions inspected no significant deficiencies observed.

### 3.2 Wall Surface

- ☑ Vinyl siding

3.2.1 The wall surfaces were inspected and no significant deficiencies were observed.

### 3.3 Eaves / Fascia / Soffit

3.3.1 The eaves / fascia / soffits were inspected and no significant deficiencies were observed.

### 3.4 Trim

3.4.1 The trim was inspected and no significant deficiencies were observed.

### 3.5 Porch(es)

- ☑ Concrete

3.5.1 The porch was inspected and no significant deficiencies were observed.

## 4.0 ROOFING SYSTEM

### 4.1 Roofing Inspection Method

- ☑ Walked on roof surface.

### 4.2 Sloped Surface(s)

- ☑ Asphalt shingles

4.2.1 The roof covering condition is consistent with what is expected in the first 1/2 of life.

4.2.2 Seal exposed nail heads to maintain water tight integrity for structure. Attached are representative examples. There are similar deficiencies in other locations of the roof.



#### 4.3 Flashings

4.3.1 The flashings were inspected and no significant deficiencies were observed.

#### 4.4 Roof Drainage

4.4.1 The gutter(s) show signs of leaking. Repair or replace to provide proper controlled drainage off the roof and to prevent water-related damage to structure and interior finishes. **(Detached garage exterior left)**





## 5.0 ATTIC

### 5.1 Attic Access

- ☑ Entered attic to inspect.

### 5.2 Insulation

- ☑ Fiberglass

5.2.1 The insulation was inspected and an adequate amount of insulation was observed.

5.2.2 Insulation is at or above today's standards.



### 5.3 Ventilation

- ☑ Gable vents
- ☑ Ridge vents
- ☑ Soffit vents

5.3.1 The ventilation was inspected and no significant deficiencies were observed.

### 5.4 Sheathing

5.4.1 The sheathing was inspected and no significant deficiencies were observed.

## 6.0 GARAGE / CARPORT

### 6.1 Limitations

- ⚠ Garage structure is fully concealed. Unable to comment on its condition.

### 6.2 Structure

- ☑ Wood frame

**6.3 Interior Access Door(s)**

6.3.1 Missing handrail / guardrails with balusters on steps to inside door. Recommend installation of appropriate railing for fall hazard prevention. (Garage)

**6.4 Exterior Access Door(s)**

6.4.1 Door is damaged and rotted. Recommend door replacement to prevent water damage and restore proper functionality. (Detached garage)

**6.5 Windows**

6.5.1 Windows were inspected and no issues were noted at the time of inspection.

**6.6 Vehicle Door(s)**

6.6.1 The vehicle door(s) were inspected and no significant deficiencies were observed.

**6.7 Vehicle Door Opener(s)**

- ☑ Automatic-chain drive
- ☑ Manual

6.7.1 The vehicle door opener is missing photo-eye sensors. Install sensors for improved safety. **(Detached garage)**

**6.8 Floor**

6.8.1 Typical minor floor cracks are present in the garage floor. No improvement is necessary at this time. **(Garage)**

**6.9 Wall**

6.9.1 The walls were inspected and no significant deficiencies were observed.

**6.10 Ceiling**

6.10.1 The ceiling was inspected and no significant deficiencies were observed.

**6.11 Hatch**

6.11.1 The hatch was inspected and no significant deficiencies were observed.



## 7.0 STRUCTURE

### 7.1 Limitations

- △ Ceiling structure is concealed. Unable to comment on it.
- △ Wall structure is concealed. Unable to comment on it.

### 7.2 Foundation

- ☑ Concrete block

7.2.1 Visible portions of the foundation were inspected and no significant deficiencies were observed.

### 7.3 Floor Structure

- ☑ Wood - dimensional lumber.

7.3.1 **The joist(s) have excessive notches or holes. Have this damage repaired to ensure serviceability. (Crawlspace)**



### 7.4 Wall Structure

- ☑ Wood frame

### 7.5 Roof Structure

- ☑ Engineered truss

7.5.1 Visible portions of the roof structure above insulation was inspected and no significant deficiencies were observed.

### 7.6 Ceiling Structure

- ☑ Wood trusses

### 7.7 Crawlspace

- ☑ Crawlspace was inspected by entering the crawlspace.

7.7.1 The crawlspace was inspected and no significant deficiencies were observed.

## 8.0 CRAWLSPACE

### 8.1 Crawlspace General Comments

8.1.1 It was noted during the inspection that the crawlspace had an organic growth. The only way to know for sure is to test. If the results come back positive for the present of mold it is advisable to seek a licensed mold remediation specialist to properly remediate all areas with mold.

• attached are representative examples. There are other like conditions in the crawlspace.

(Crawlspace)



### 8.2 Access

☒ Entered

8.2.1 There is limited access to the front of the house due height of the crawlspace. (Crawlspace)

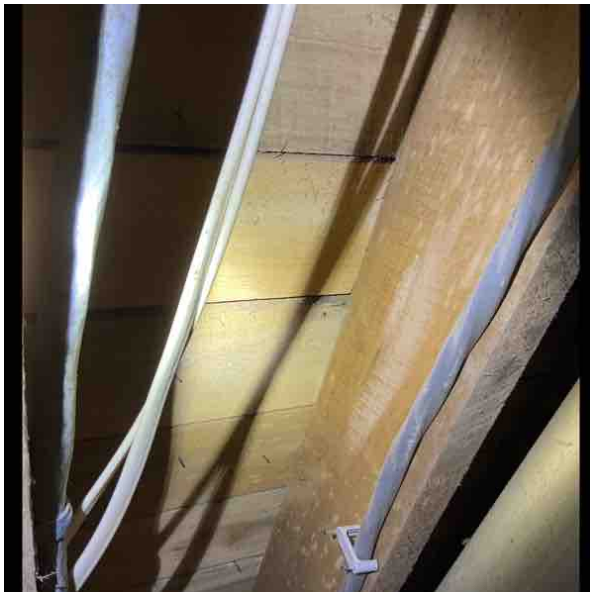
### 8.3 Ventilation

☒ Wall vents

### 8.4 Insulation

☒ Fiberglass

8.4.1 The insulation in the crawlspace is missing. Install insulation, where missing, to prevent excessive heat loss / gain and improve energy efficiency.



**8.5 Moisture Barrier**

8.5.1 The moisture barrier on the crawlspace floor is missing or has voids. Improve install to prevent condensation and moisture-related damage to the structure.

**9.0 ELECTRICAL SYSTEM****9.1 Limitations**

△ As per our Standards of Practice, a representative number of receptacles were tested and not all of them.

**9.2 Electrical General Comments**

9.2.1 **During the inspection, a number of electrical conditions were found. Example of these conditions are noted below. An electrical contractor should be hired to correct these conditions. An electrical contractor will likely discover other deficiencies that will also require improvement.**

**9.3 Service Entrance**

- ⊙ Electrical service to the home is by underground cables.
- ⊙ Electrical service voltage is 240 volts.
- ⊙ Service entry conductors are aluminum.

9.3.1 The service entrance was inspected and no significant deficiencies were observed.

**9.4 Service Size**

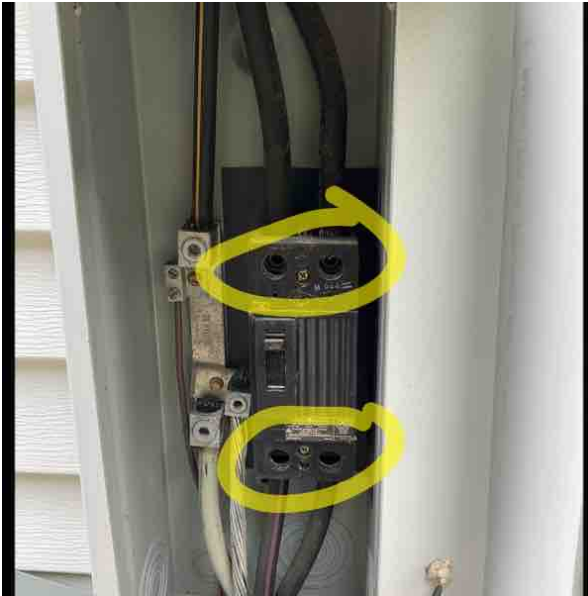
- ⊙ 200 Amps

9.4.1 The service size was inspected and no significant deficiencies were observed.

**9.5 Main Disconnect(s)**

☑ The main electrical disconnect is located on the outside of the house.

9.5.1 Recommend an electrician add anti-oxidant paste to main feeder wires at lugs to protect the surfaces at the lug connection areas. **(Exterior Left)**

**9.6 Distribution Panel(s)**

☑ The main distribution pannel is located in the utility room

9.6.1 The distribution panel(s) were inspected and no significant deficiencies were observed.

9.6.2 Visual inspection performed inside the distribution panel and no significant deficiencies observed.  
**(Laundry area)**



**9.7 Sub-Panel(s)**

- ☑ Garage

9.7.1 The neutral and ground conductors are connected in the sub-panel. Recommend an electrician further assess and correct as required for electrical safety. (Detached garage)



9.7.2 The sub-panel has double-tapped breaker(s). Recommend an electrician assess and correct as required for electrical safety. (Garage)

**9.8 Grounding**

- ☑ Grounded at grounding rod.

9.8.1 The visible portion of the service grounding were inspected and no significant deficiencies were observed.

**9.9 Branch Circuit Wiring**

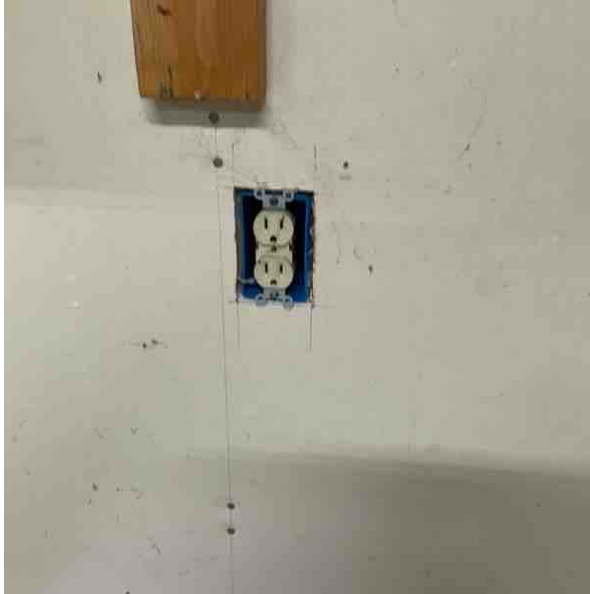
- ☑ Copper wire branch circuits.

9.9.1 The visible portions of the branch circuit wiring was inspected.

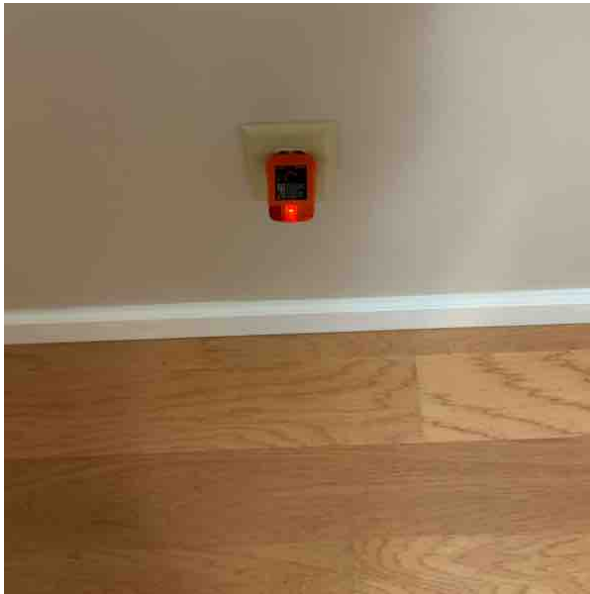


**9.10 Receptacles**

9.10.1 Receptacle covers are missing. Provide these to prevent electric shock injuries. (**Detached garage back bay**)



9.10.2 Ungrounded three-prong receptacles were found. This should be corrected to prevent electric shock injuries. (**Front bedroom**)

**9.11 Lighting / Ceiling Fan(s)**

9.11.1 The lighting / ceiling fan(s) were inspected and no significant deficiencies were observed.

**9.12 Exhaust Fan(s)**

☑ Bathroom

9.12.1 The exhaust fan(s) were inspected and no significant deficiencies were observed.

**9.13 GFCI Devices**

9.13.1 The GFCI(s) did not trip when tested. Recommend an electrician assess and correct as required for electrical safety. **(Bathroom)**

**9.14 Smoke Alarms**

- ☑ Smoke Alarm

9.14.1 Smoke alarm(s) were present, however were not tested and the functionality was not determined. Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

**10.0 HEATING/COOLING/VENTILATION SYSTEM(S)****10.1 Thermostat(s)**

- ☑ Programmable

10.1.1 The thermostat(s) were operated for primary function and worked as intended.

**10.2 Energy Source(s)**

- ☑ Electricity

**10.3 AC / Heat Pump System(s)**

- ☑ Heat Pump System

10.3.1 The air conditioner(s) / heat pump(s) were operated for primary function and worked as intended.

## 10.3.2 Outside unit :

Model: Carrier

Manufacture date: 06/21

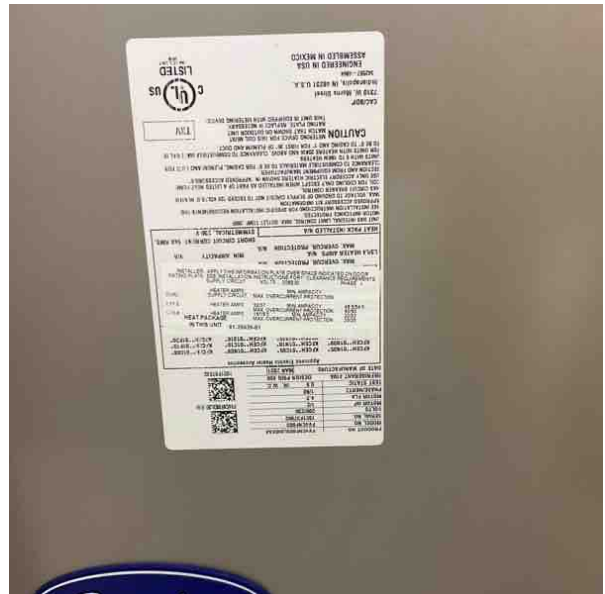
Refrigerant: R-410A

Inside unit:

Model: Carrier

Manufacture date: 03/21

- Exterior Left
- Laundry area



## 10.4 Electric Heating System(s)

- ✓ Wall mount fan

10.4.1 The electrical heating system(s) were operated for primary function and worked as intended.

## 10.5 Distribution System(s)

- ✓ Ducts and registers

10.5.1 A register diffuser is missing. Recommend installing a diffuser to prevent infestation. **(Garage)**

10.5.2 The ductwork is not insulated in the crawlspace. Insulate the ductwork for improved energy efficiency. **(Crawlspace)**



10.5.3 The ductwork is loose / poorly secured. A qualified HVAC contractor should repair as required to restore proper function. **(Crawlspace)**

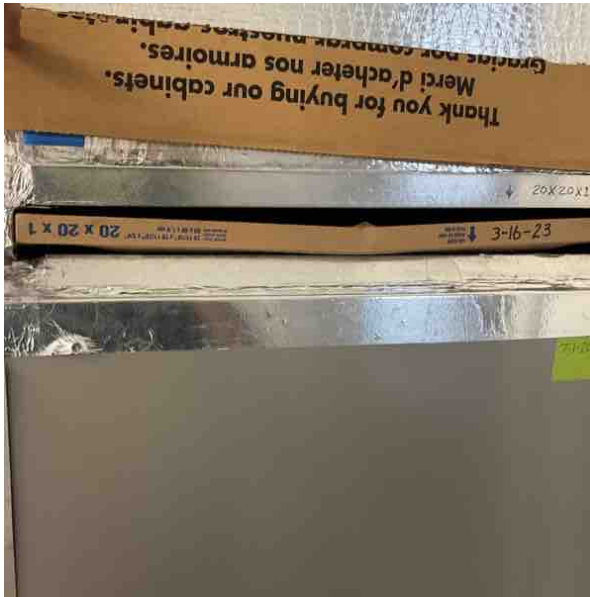


## 10.6 Filter

☑ Disposable media

10.6.1 The filter(s) were inspected and no significant deficiencies were observed.

10.6.2 Replace filter regularly to provide proper airflow and functionality to the unit.

**10.6.3 Size: 20x20x1 (Laundry area)****11.0 PLUMBING SYSTEM****11.1 Limitations**

△ The exterior hose bibs could not be operated as they are winterized.

**11.2 Water Main**

11.2.1 The water main was inspected and no significant deficiencies were observed.

11.2.2 Water main valve. **(Laundry area)**

**11.3 Distribution Piping**

☑ Interior water pipes include: PVC / CPVC

11.3.1 The visible portions of the water distribution piping was inspected.

11.3.2 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

**11.4 Drain, Waste, and Vent Piping**

☑ Plastic

11.4.1 The visible portions of the interior drain, waste and vent system were inspected and no significant deficiencies were observed.



**11.5 Water Heating Equipment**

- ✓ Storage tank hot water system.
- ✓ Fuel source is electricity.
- ✓ 40 Gallon

11.5.1 The water heating equipment was inspected and no significant deficiencies were observed.

11.5.2 **Model: Us craftsman**

**Manufacture date: 03/00**

**The water heater is past its typical life expectancy. Budget to replace the unit when it fails, when repairs are no longer cost effective, or pro-actively to prevent loss of functionality. (Laundry area)**



11.5.3 **\* Water heater function not tested due to being turned off at the circuit breaker during the inspection. Recommend having this tested for functionality and correct connections at the use points. (Laundry area)**

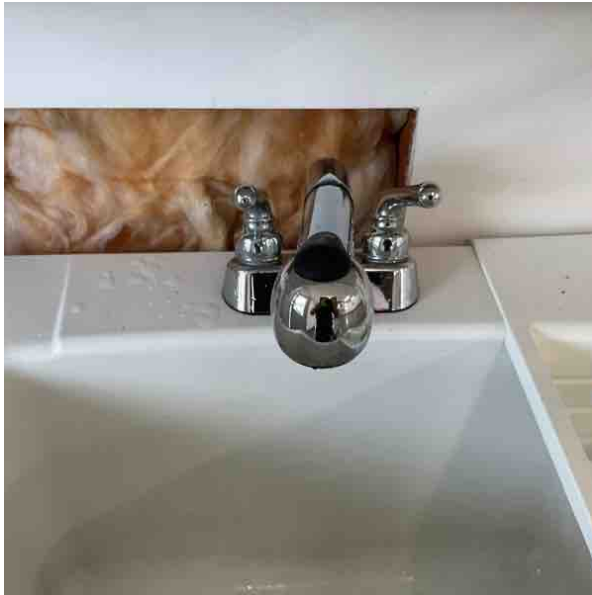
**11.6 Hose Bib(s)**

11.6.1 The hose bibb is not a frost-free design. A qualified plumber should upgrade to prevent loss of function and water leakage.



**11.7 Fixtures / Faucets**

11.7.1 Hand sprayer is not functional. Repair as required to restore functionality. **(Garage)**

**11.8 Sink(s)**

11.8.1 Sink is missing a backsplash. Recommend installing a backsplash to prevent water related damage. **(Garage)**



**11.8.2 The drain pipe under the sink is leaking. Recommend a plumber assess and repair as required to prevent further water damage. (Kitchen)**



**11.9 Toilet(s)**

11.9.1 The toilet(s) were operated and functioned as intended.

**11.10 Tub(s) / Shower(s)**

11.10.1 The tub(s) / shower(s) were operated and functioned as intended.

## 12.0 INTERIOR

### 12.1 Limitations

△ As per our Standards of Practice, a representative number of windows are operated and not all of them.

### 12.2 Floors

12.2.1 Flooring has typical cosmetic flaws. Repair or replace as desired for cosmetic / aesthetic reasons.

12.2.2 The floor is uneven in spots. Repair as desired for cosmetic / aesthetic reasons.

### 12.3 Walls / Ceilings

12.3.1 The wall(s) and ceiling(s) have typical cosmetic flaws. Repair or replace as desired for cosmetic / aesthetic reasons.

### 12.4 Doors

12.4.1 The doors were operated and functioned as intended.

12.4.2 The bedroom door(s) are missing locking mechanisms. Recommend replacing as required for privacy.

12.4.3 Pocket doors extend past door frame. This makes it cumbersome to open and could damage the finish. Recommend this be repaired for ease of operation. **(Back bedroom)**



### 12.5 Entrance Door(s)

12.5.1 The storm door is not fully closing automatically. Repair or replace as required to restore proper functionality. **(Sitting room)**

### 12.6 Countertops / Cabinets

12.6.1 Cabinets and counter tops throughout show normal signs of wear and chaffing. This is normal and can be corrected for cosmetic appeal.

### 13.0 APPLIANCES

#### 13.1 Refrigerator

13.1.1 The refrigerator(s) were operated for primary function and worked as intended.

#### 13.2 Ranges / Ovens / Cooktops

☑ Free standing range

13.2.1 The range(s) were operated for primary function and worked as intended.

#### 13.3 Range Hood

13.3.1 The range hood is missing. Install a range hood to allow for proper venting and grease removal.  
(Kitchen)



#### 13.4 Dishwasher

☑ Built-in

13.4.1 The dishwasher(s) were operated for primary function and worked as intended.

#### 13.5 Microwave Oven

☑ Countertop

13.5.1 The microwave oven(s) were operated for primary function and worked as intended.

#### 13.6 Clothes Washer

13.6.1 The clothes washer(s) were operated for primary function and worked as intended.

#### 13.7 Clothes Dryer

13.7.1 The clothes dryer(s) were operated for primary function and worked as intended.

#### 13.8 Door Bell and Chimes

13.8.1 The doorbell(s) and chimes were operated for primary function and worked as intended.