



## Home Inspection Report

Prepared exclusively for  
**Cody Coffey**



PROPERTY INSPECTED:  
**4216 South Darrell Drive  
Bloomington, IN 47403**

**Date of Inspection: 10/02/2023**

Inspection No. 311577-480

**INSPECTED BY:**

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## 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.

### 4.0 ROOFING SYSTEM

#### 4.2 Sloped Surface(s)

4.2.1 The detached garage roof is in advanced stages of deterioration. Recommend a roofer further assess and repair or replace as required to prevent water related damage. **(Detached garage)**

### 6.0 GARAGE / CARPORT

#### 6.3 Interior Access Door(s)

6.3.1 The interior access door is missing. Install a door to provide intended fire / gas barrier safety. **(Garage)**

### 7.0 STRUCTURE

#### 7.4 Floor Structure

7.4.1 The joist(s) and subfloor show evidence of a leak directly below the master bathroom. Area tested dry at the time of inspection. Recommend a general contractor assess and repair as required.

- Crawlspace
- Master Bedroom Closet

### 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 at a licensed laboratory facility. If the results come back positive for the present of mold it is advisable to seek a licensed mold remediation specialist to properly reinspect and remediate all areas with mold. **(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.

#### 9.5 Main Disconnect(s)

9.5.1 Openings in the panel should be filled to prevent electric shock. **(Exterior Back)**

9.5.4 The service conduit is not sealed and damaged. Recommend an electrician further assess and repair as required for to prevent water entry for electrical safety. **(Exterior Back)**

#### 9.7 Sub-Panel(s)

9.7.1 Openings in the panel should be filled to prevent electric shock. **(Detached garage)**

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

## 10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

### 10.5 Air Conditioning System(s)

10.5.3 The air conditioning system is past its typical life expectancy. Replace the system when it fails, when repairs are no longer cost effective, or pro-actively to prevent loss of functionality. **(Exterior Back)**

10.5.4 The air conditioner uses an older-style refrigerant (R-22 / HCFC-22) which is being phased out of use. While there are no requirements to replace either the equipment or the refrigerant, the limited availability of R-22 means that the cost of servicing the system will continue to increase as supplies dwindle. In some cases, this may mean that it is no longer cost-effective to continue to repair and maintain older air conditioners and that replacement of the air conditioner may be a more economical option. **(Exterior Back)**

### 10.6 Forced Air Furnace(s)

10.6.4 Both the forced air furnace are past the typical life expectancy. Replace the system when it fails, when repairs are no longer cost effective, or pro-actively to prevent loss of functionality.

- Detached garage
- Garage

## 11.0 PLUMBING SYSTEM

### 11.4 Water Heating Equipment

11.4.2 Model: AO Smith  
Manufacture date: 05/03

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

### 11.7 Fixtures / Faucets

11.7.1 The water pressure / flow is inadequate a number of interior fixtures. Recommend a plumber assess and repair as required for improved water pressure / flow.

- Kitchen
- Master Bathroom

### 11.9 Toilet(s)

11.9.1 The toilet is leaking. Repair or replace as required it to prevent water damage. **(Master Bathroom)**

## 12.0 INTERIOR

### 12.3 Walls / Ceilings

12.3.1 It was noted during the inspection that the wall had an organic growth. Recommend having this tested and remediated as required by a certified remediation company.

- Master Bathroom
- Master Bedroom Closet

# 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 Approximate Year Built

1.4.1 Built in: 1997

### 1.5 Inspection / Site Conditions

☑ Temperature: 80 Degrees

☑ Sunny

## 2.0 PROPERTY AND SITE

### 2.1 Landscape / Grading

2.1.1 The landscape does not have a slope that will allow for water drain away from the structure. It is recommended that the slope be modified so that the ground irrigates away from the foundation to prevent water build-up near the foundation.

- Detached garage
- Various



### 2.2 Walkway(s)

- ☑ Concrete

2.2.1 The walkway(s) were inspected and no significant deficiencies were observed.

### 2.3 Driveway(s)

2.3.1 Seal the gap between the driveway and the home to help shed surface storm water away from the foundation.

- Detached garage exterior front
- Exterior Front

### 2.4 Patio(s)

- ☑ Concrete

2.4.1 The patio(s) were inspected and no significant deficiencies were observed.

### 3.0 EXTERIOR

#### 3.1 Limitations

- △ Grade too high-unable to visually inspect the foundation from the exterior.

#### 3.2 Wall Surface

- ⊙ Brick

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

#### 3.3 Eaves / Fascia / Soffit

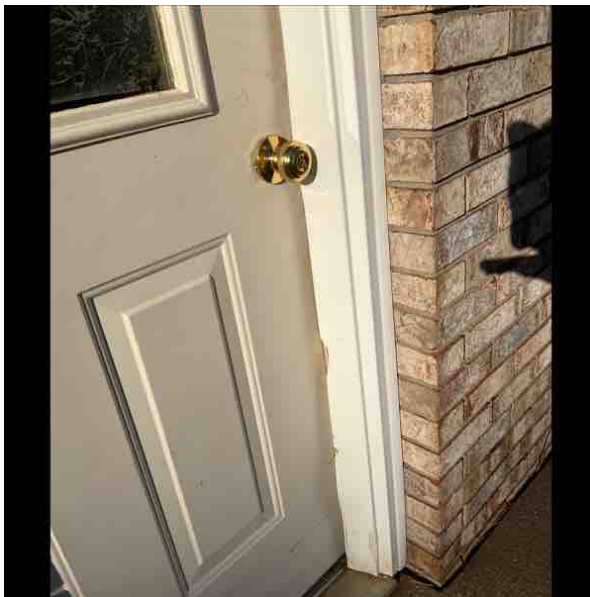
3.3.1 The eaves / fascia / soffits were inspected and no significant deficiencies were observed.

#### 3.4 Trim

3.4.1 The paint on the trim is peeling, faded or deteriorated. Repaint to maintain a weather-resistant coating and prevent water damage. **(Exterior Front)**



3.4.2 Door flashing is loose. Seal to protect from water related damage. **(Detached garage exterior front )**



#### 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.
- ☑ Inspected from ground with binoculars / camera zoom.

### 4.2 Sloped Surface(s)

- ☑ Asphalt shingles

4.2.1 **The detached garage roof is in advanced stages of deterioration. Recommend a roofer further assess and repair or replace as required to prevent water related damage. (Detached garage)**



4.2.2 The main house roof covering condition is consistent with what is expected at the first 1/3 of its life. Ask seller to provide warranty paperwork and installer contact information.

### 4.3 Flashings

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

### 4.4 Roof Drainage

4.4.1 Downspouts discharging water close to foundation. Redirect and extend all downspouts 4-6 feet away from foundation to help prevent water damage to structure. **(Various)**



4.4.2 The gutter(s) are loose and sagging. Repair to provide proper controlled drainage off the roof and to prevent water-related damage to structure and interior finishes. **(Detached garage exterior front )**



4.4.3 Insufficient number of downspouts for size of roof. Install additional downspouts to encourage proper drainage off roof and away from house. **(Various)**

## 5.0 ATTIC

### 5.1 Attic Access

- ⊙ Entered attic to inspect.

### 5.2 Insulation

- ⊙ Fiberglass

5.2.1 Insulation is at or above today's standards.



### 5.3 Ventilation

- ⊙ Ridge vents
- ⊙ Soffit vents

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

### 5.4 Exhaust Duct

- ⊙ Metal

5.4.1 The exhaust duct(s) were 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 The interior access door is missing. Install a door to provide intended fire / gas barrier safety. (Garage)



### 6.4 Exterior Access Door(s)

6.4.1 The exterior access door has damaged weatherstripping. Recommend to replace weatherstripping to prevent water leakage and pest entry. (Exterior Front)



### 6.5 Vehicle Door(s)

- ⊙ Metal
- ⊙ Overhead

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

**6.6 Vehicle Door Opener(s)**

☑ Automatic-chain drive

6.6.1 The vehicle doors opener(s) were inspected and tested for safety and operation with no significant deficiencies observed.

6.6.2 The vehicle door opener photo-eye sensors are installed very low. Raise to 4-6 inches for improved safety. **(Detached garage)**

**6.7 Floor**

6.7.1 Typical minor floor cracks are present in the garage floor. No improvement is necessary at this time.

**6.8 Wall**

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

## 6.9 Ceiling

6.9.1 Evidence of past moisture, not active at the time of inspection. Recommend asking seller if any repairs have been made to alleviate leak.

- Monitor on a regular basis and repair if leak returns. **(Garage)**



## 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 Foundation concealed with insulation and unable to fully inspect.

### 7.3 Support - Post / Beam / Column

- ☑ Wood beam support
- ☑ Masonry support columns

7.3.1 Visible portions of the supporting post(s) / beam(s) / column(s) were inspected and no significant deficiencies were observed.

#### 7.4 Floor Structure

- ☑ Wood - dimensional lumber.

7.4.1 **The joist(s) and subfloor show evidence of a leak directly below the master bathroom. Area tested dry at the time of inspection. Recommend a general contractor assess and repair as required.**

- Crawlspace
- Master Bedroom Closet



#### 7.5 Wall Structure

- ☑ Wood frame

#### 7.6 Roof Structure

- ☑ Engineered truss

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

#### 7.7 Ceiling Structure

- ☑ Wood trusses

#### 7.8 Crawlspace

- ☑ Crawlspace was inspected by entering the crawlspace.

7.8.1 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 at a licensed laboratory facility. If the results come back positive for the present of mold it is advisable to seek a licensed mold remediation specialist to properly reinspect and remediate all areas with mold. (Crawlspace)



### 8.2 Access

✓ Entered

### 8.3 Ventilation

✓ Wall vents

### 8.4 Insulation

✓ Fiberglass

✓ Polystyrene

8.4.1 Visible portions inspected and no deficiencies observed.



### 8.5 Moisture Barrier

8.5.1 The moisture barrier on the crawlspace floor is under the rocks. There is no way to verify coverage or condition. (Crawlspace)



## 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 copper.

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)

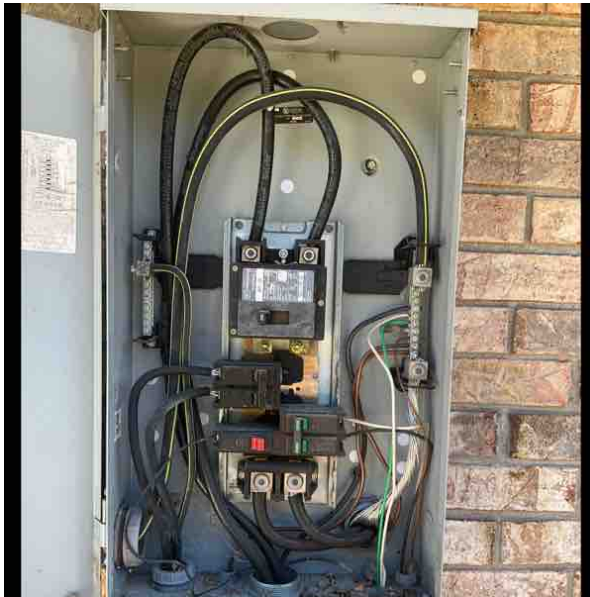
- ✓ The main electrical disconnect is located on the outside of the house.

9.5.1 Openings in the panel should be filled to prevent electric shock. (Exterior Back)



9.5.2 Main disconnect not labeled. Label disconnects for ease of identification and safety. (Exterior Back)

9.5.3 Main disconnect was visually inspected. **(Exterior Back)**



9.5.4 The service conduit is not sealed and damaged. Recommend an electrician further assess and repair as required for to prevent water entry for electrical safety. **(Exterior Back)**

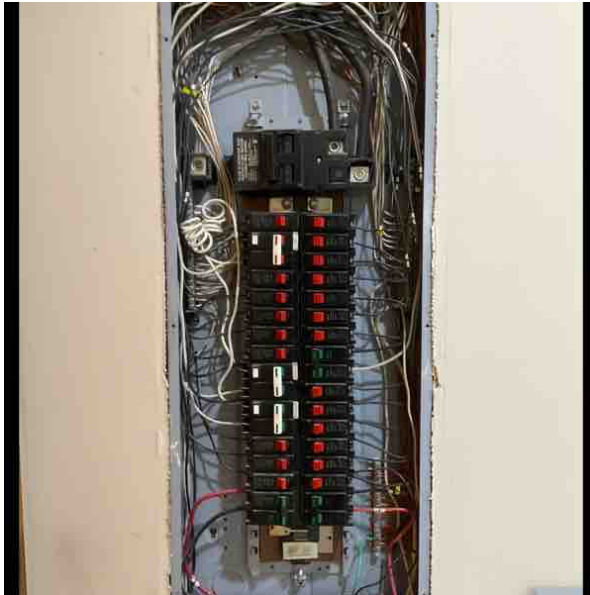


9.6 **Distribution Panel(s)**

- ☑ 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)



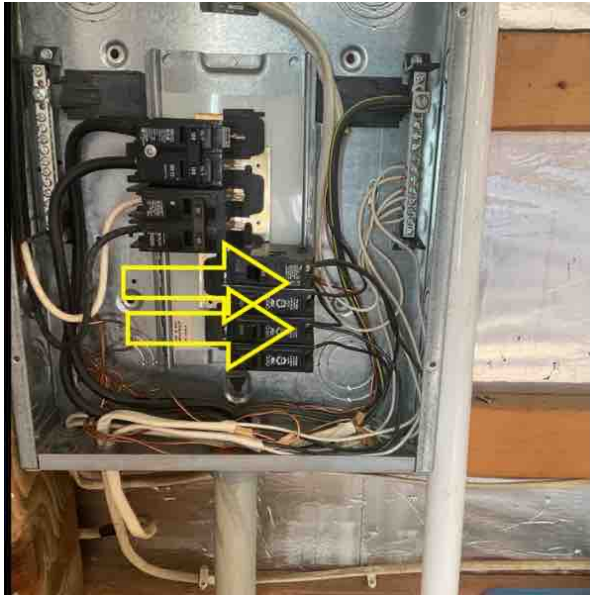
#### 9.7 Sub-Panel(s)

☑ Garage

9.7.1 Openings in the panel should be filled to prevent electric shock. (Detached garage)



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



## 9.8 Generator

☑ Gas

9.8.1 Generator was inspected and operated. No significant deficiencies observed. (Exterior Back)



## 9.9 Branch Circuit Wiring

- ☑ Copper wire branch circuits.
- ☑ Aluminum wire branch circuits.
- ☑ Grounded wiring

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

## 9.10 Lighting / Ceiling Fan(s)

9.10.1 Light is not working. Replace bulb or fixture to restore operation.

9.10.2 The ceiling fans(s) are inoperative. Recommend an electrician further assess and repair as required to regain proper function. **(Family Room)**



9.10.3 A number of switch do not appear to operate any circuits. Recommend an electrician verify use and connections for safety. **(Various)**

**9.11 Exhaust Fan(s)**

9.11.1 The exhaust fan(s) are noisy. Recommend an electrician assess and correct as required to regain proper function. **(Bathroom)**

**9.12 GFCI Devices**

9.12.1 The GFCI(s) are missing. Recommend an electrician further assess and correct as required for electrical safety. **(Various)**

**9.13 Smoke Alarms**

☑ Smoke Alarm

9.13.1 Smoke alarm is missing and should be installed for your personal safety.

**9.14 Carbon Monoxide Alarms**

☑ CO detector

9.14.1 CO detector missing. Recommend installing for your personal safety.

**10.0 HEATING/COOLING/VENTILATION SYSTEM(S)**

**10.1 Thermostat(s)**

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

**10.2 Energy Source(s)**

☑ Electricity

☑ Natural Gas

**10.3 Meter**

☑ Natural Gas

10.3.1 The meter(s) were inspected and no significant deficiencies were observed.



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10.5.4 The air conditioner uses an older-style refrigerant (R-22 / HCFC-22) which is being phased out of use. While there are no requirements to replace either the equipment or the refrigerant, the limited availability of R-22 means that the cost of servicing the system will continue to increase as supplies dwindle. In some cases, this may mean that it is no longer cost-effective to continue to repair and maintain older air conditioners and that replacement of the air conditioner may be a more economical option. (Exterior Back)

## 10.6 Forced Air Furnace(s)

- ⊙ Combination Heating System
- ⊙ High Efficiency

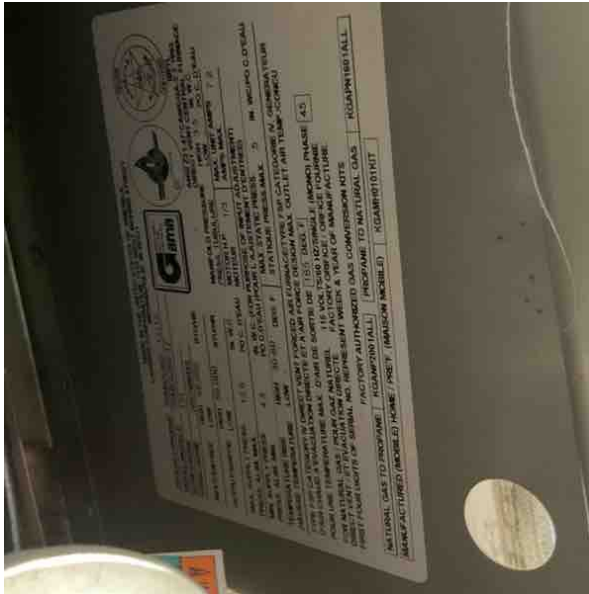
10.6.1 The forced air furnace(s) were operated for primary function and worked as intended.

10.6.2 Main house

Model: Carrier

Manufacture date: 03/97

(Garage)

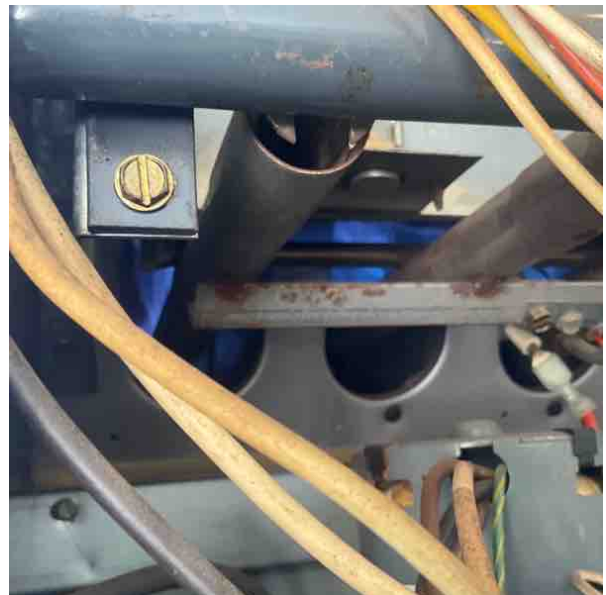


10.6.3 Detached garage

Model: Janitrol

Manufacture date: 06/92

(Detached garage)



10.6.4 Both the forced air furnace are past the typical life expectancy. Replace the system when it fails, when repairs are no longer cost effective, or pro-actively to prevent loss of functionality.

- Detached garage
- Garage

#### 10.7 Combustion/Venting

- ✓ Plastic

10.7.1 The venting was inspected and no significant deficiencies were observed.

#### 10.8 Distribution System(s)

- ✓ Ducts and registers

10.8.1 The ductwork is not insulated in the crawlspace. Insulate the ductwork for improved energy efficiency.

#### 10.9 Natural Gas Piping

- ✓ Black pipe

10.9.1 Visible piping inspected with no significant deficiencies observed.

#### 10.10 Filter

- ✓ Disposable media
- ✓ Reuseable

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

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

10.10.3 Size: 20x25x4 (Garage)



10.10.4 Size: 20x25x1 (**Family Room**)10.10.5 Size: 20x25x1 (**Detached garage**)



## 10.11 Ventilation

- ☑ Whole House Fan

10.11.1 Fan operated for intended function. No significant difference observed. **(Detached garage)**

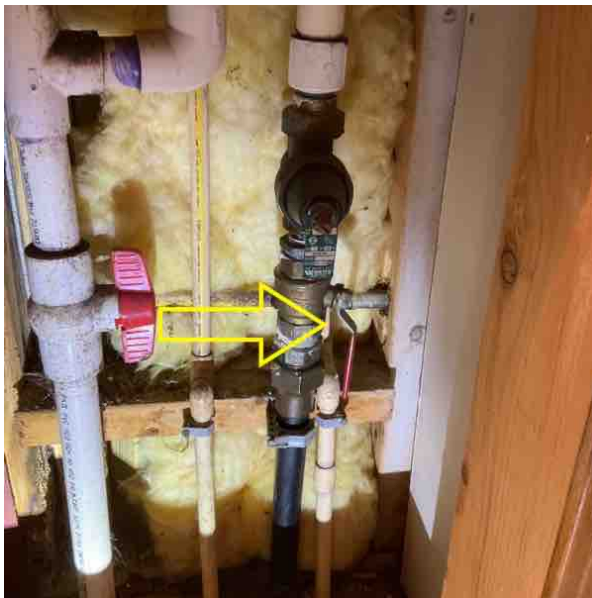


## 11.0 PLUMBING SYSTEM

### 11.1 Water Main

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

11.1.2 Water main valve. **(Master Bedroom Closet)**



### 11.2 Distribution Piping

- ☑ Interior water pipes include: PVC / CPVC

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

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

### 11.3 Drain, Waste, and Vent Piping

- ☑ Plastic

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



**11.4 Water Heating Equipment**

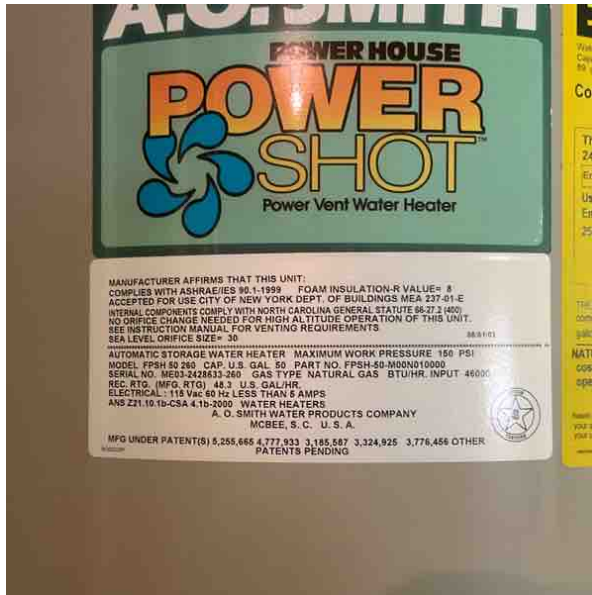
- ✓ Storage tank hot water system.
- ✓ Fuel source is natural gas.
- ✓ 50 Gallon

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

11.4.2 **Model: AO Smith**

**Manufacture date: 05/03**

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

**11.5 Water Heater Venting**

- ✓ Power vented

11.5.1 The water heater venting was inspected and no significant deficiencies were observed.

**11.6 Hose Bib(s)**

11.6.1 The hose bibb(s) were operated and functioned as intended.

**11.7 Fixtures / Faucets**

**11.7.1 The water pressure / flow is inadequate a number of interior fixtures. Recommend a plumber assess and repair as required for improved water pressure / flow.**

- Kitchen
- Master Bathroom

11.7.2 The hot and cold faucets are reversed at the deep sink. Correct this for proper operation. **(Laundry area)**



**11.8 Sink(s)**

11.8.1 The sinks were operated and functioned as intended.

**11.9 Toilet(s)**

11.9.1 The toilet is leaking. Repair or replace as required it to prevent water damage. **(Master Bathroom)**



11.9.2 Toilet seat / lids are missing. Install seats / lids to restore proper function. **(Master Bathroom)**



11.9.3 The toilet is loose. Repair as required to prevent water damage. **(Bathroom)**



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

11.10.1 General grout and caulking repairs are required. This should be done soon to minimize leakage and further damage. **(Bathroom)**



11.10.2 The shower head is loose. Repair as required to prevent water leaks. **(Bathroom)**



11.10.3 The window / trim in the shower enclosure is not a water-resistant material. Replace the window / trim with appropriate materials to prevent water damage. **(Master Bathroom)**



#### 11.11 Septic System

11.11.1 The septic system was not inspected. Recommend an inspection to determine size, functionality, and performance. **(Exterior Back)**

#### 12.0 INTERIOR

##### 12.1 Limitations

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

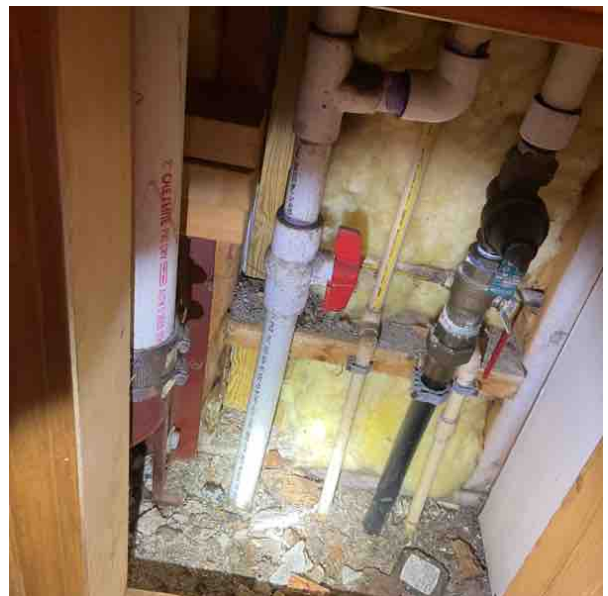
##### 12.2 Floors

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

##### 12.3 Walls / Ceilings

12.3.1 It was noted during the inspection that the wall had an organic growth. Recommend having this tested and remediated as required by a certified remediation company.

- Master Bathroom
- Master Bedroom Closet





**12.4 Windows**

12.4.1 The window(s) have failed thermal seals. Replace for improved energy efficiency and, as desired for aesthetics.

- Bathroom
- Detached garage

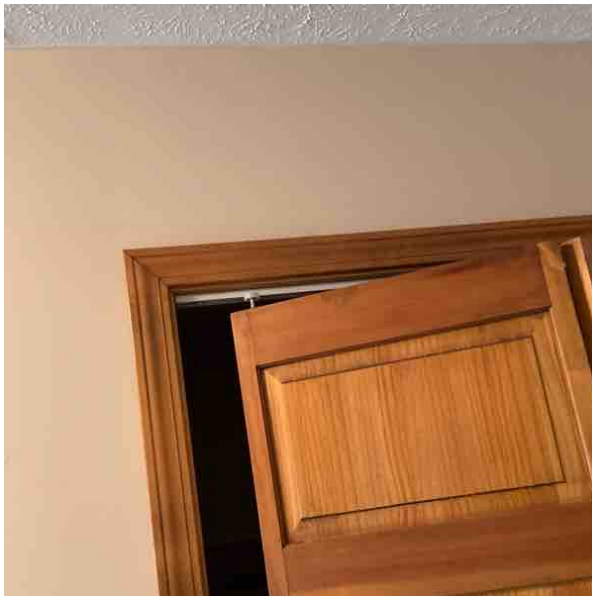


12.4.2 The window will not stay open or closed. Repair as required for improved functionality. **(Bathroom)**

**12.5 Doors**

12.5.1 The door(s) have loose and misaligned hardware. Replace as required to restore proper functionality.

- Front Corner Bedroom
- Various

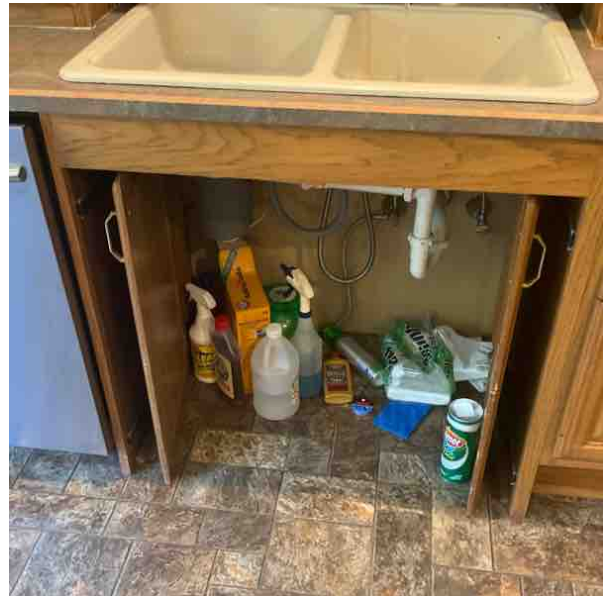


**12.6 Entrance Door(s)**

12.6.1 Door thresholds have rotting wood. Repair or replace as needed to prevent water damage and restore proper functionality. **(Dining room)**

**12.7 Countertops / Cabinets**

12.7.1 To open cabinet doors, slide the door back so they will open. **(Kitchen)**



### 13.0 FIREPLACE(S)

#### 13.1 Gas Insert(s)

13.1.1 Gas log fireplace operated and functioned as intended. **(Family Room)**



#### 13.2 Hearth / Door / Screen

13.2.1 The hearth(s) / door(s) / screen(s) were inspected and no significant deficiencies were observed.

### 14.0 APPLIANCES

#### 14.1 Refrigerator

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

#### 14.2 Ranges / Ovens / Cooktops

- ☑ Cooktop
- ☑ Electric
- ☑ Wall oven

14.2.1 The range(s), oven(s) and cooktop(s) were operated for primary function and worked as intended.

#### 14.3 Range Hood

14.3.1 The range hood is missing. Install for proper venting. **(Kitchen)**



**14.4 Dishwasher**

☑ Built-in

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

**14.5 Food Waste Disposer**

14.5.1 The food waste disposer(s) were operated for primary function and worked as intended.

**14.6 Door Bell and Chimes**

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

**14.7 Mechanical Exhaust Vents**

14.7.1 Exterior vent covers damaged. Repair or replace to maintain water integrity and to prevent rodent and insect infestation. **(Exterior Back)**

