



Sentinel Inspections
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Home Inspection Report

641 E. Holland Dr
Bloomington, IN 47401

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Prepared For: Owen Kinney
Inspected On Thu, Jun 23, 2022 at 9:15 AM

Table of Contents

Recommended Evaluations	5
Overview	6
Grounds	7
Exterior	10
Garage	15
Roofing	18
Kitchen	20
Living Room	24
Bedroom 1	26
Bedroom 2	27
Master Bedroom	28
Master Bathroom	29
Half Bathroom	31
Bathroom 1	32
Attic	34
Crawlspace	38
Laundry	42
HVAC	44

Table of Contents Cont.

Plumbing	49
Interior	52
Electrical	53
Report Summary	55

Thank you for the choosing Sentinel Inspections to conduct a home inspection of this property. The function of this report is to assist you in understanding the condition of the property to aid in making an informed purchase decision.

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection. All components designated for inspection in the INTERNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within the report.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed. Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Recommended Evaluations

Evaluation may be required by field specialists to further inspect installed systems to determine potential costs for repairs or replacement.

Comment 1 Information

Recommend professional plumber evaluate the following. 1) Master bath toilet does not flush properly. Bowl filling with water. 2) Slow plumbing leak under main bath sink due to bad connection.

Comment 2 Information

Recommend licensed electrician further evaluate the electrical system. Panel was sealed shut, cover not removed. Missing knockout and cover screw. Room receptacles showing ungrounded with three prong covers. Recommend installing two prong covers.

Comment 3 Information

Recommend crawl space specialist further evaluate crawl and give estimates for repairs. 1) Removal of old fallen fiberglass insulation needed. 2) Proper vapor barrier installation. 3) Removal of light biological growth.

Overview

General information about the property inspected and the conditions that existed when the inspection was performed.

Approximate Age

60+

Main Entrance Faces

South

State Of Occupancy

Occupied

Weather

Sunny

Temperature

Warm

Ground Cover

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

A general home inspection is a visual inspection only. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at time of inspection. The inspection is not technically exhaustive, meaning systems or components will not be disassembled as part of the inspection.

Grounds

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Driveway

Concrete

Condition: Satisfactory

Porch

Inspected

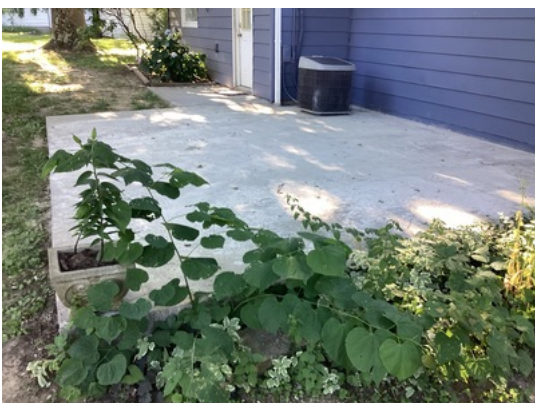
Condition: Marginal



Patios

Concrete

Condition: Satisfactory



Site Grading

Sloped Toward Structure

Condition: Marginal



Vegetation

Generally Maintained

Condition: Satisfactory

Hose Bibs

Operable

Condition: Marginal



Grounds Comments

Comment 4

Repair or Replacement Needed

Loose deck boards on front porch. Few boards will need replacement.



Comment 5
Repair or Replacement Needed

Rear hose bib not secured to wall. Water line is loose. Recommend securing.



Comment 6
Monitor Condition

Rear grading is sloped towards house. Recommend monitoring during heavy rain.



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Siding

Aluminum Siding

Condition: Satisfactory



Trim

Aluminum

Condition: Satisfactory

Windows

Wood, Vinyl

Condition: Satisfactory





Caulking

In place

Condition: Satisfactory

Service Entry

Overhead

Condition: Satisfactory



Exterior Receptacles

No

Condition: Satisfactory

Exterior Doors

Operable

Condition: Marginal



Slab / Foundation

Concrete Block

Condition: Satisfactory



Gutters And Downspouts

Proper drainage

Condition: Satisfactory



Soffit And Fascia

Inspected

Condition: Satisfactory

Main Fuel Shut Off

Side exterior wall

Condition: Satisfactory



Exterior Comments

Comment 7

Repair or Replacement Needed

Front entry door does not secure properly. Lock not functional. Deadbolt only. Recommend repair.



Garage

Garage Type

1 - Car

Condition: Satisfactory



Garage Exterior

Inspected

Door Opener

Not Present

Overhead Door

Metal

Condition: Satisfactory



Garage Cont.

Electrical Receptacles

Receptacles Present, No verifiable GFCI protection, Ungrounded receptacles

Condition: Satisfactory



Floor

Concrete

Condition: Satisfactory



Fire Separation Walls And Ceiling

Present

Condition: Satisfactory





Garage Comments

Comment 8

Safety Concern

No verifiable GFCI protection for garage receptacles. Receptacles are ungrounded. Recommend adding GFCI receptacles for proper protection.



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

From Roof



Roof Design

Gable, Medium Pitch

Roof Covering Condition

Asphalt Architectural (Avg 30 yr)

Condition: Satisfactory



Approximate Roof Age

Approx 1-5

Ventilation Present

Ridge Vents, Soffit

Condition: Satisfactory

Vent / Plumbing Stacks

PVC

Condition: Satisfactory

Flashings

Metal

Condition: Satisfactory

Kitchen

Overview Photo of Kitchen



Cabinets

Normal Wear

Condition: Satisfactory

Countertops

Normal wear

Condition: Satisfactory

Sink / Plumbing

Double

Condition: Satisfactory





Walls And Ceiling

Inspected

Condition: Satisfactory

Receptacles

GFCI present

Condition: Satisfactory



Appliances

Oven

Operable

Condition: Satisfactory

Range

Operable

Condition: Marginal

Kitchen Cont.



Refrigerator

Operable

Condition: Satisfactory



Dishwasher

Operable

Condition: Satisfactory



Microwave

Operable

Condition: Satisfactory



Disposal

Operable

Condition: Satisfactory

Living Room

Overview Photos of Room



Flooring

Vinyl

Condition: Satisfactory

Ceiling and Walls

Observed

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture

Condition: Repair or Replace



Windows

Operable

Condition: Satisfactory

Doors

Operable

Condition: Satisfactory

Heat Source

Register

Condition: Satisfactory

Living Room Comments

Comment 9

Repair or Replacement Needed

Ungrounded receptacles with three prong covers in living room. Recommend replacing with two prong ungrounded receptacles.



Bedroom 1

Bedrooms are inspected for general condition. Normal function of doors, windows, lights and receptacles tested if accessible. Cosmetic defects not noted.

Location

First Floor

Overview Photos

Inspected

Condition: Satisfactory



Bedroom 1 Comments

Comment 10

Repair or Replacement Needed

Bedroom receptacles are ungrounded. Recommend caution.

Bedroom 2

Bedrooms are inspected for general condition. Normal function of doors, windows, lights and receptacles tested if accessible. Cosmetic defects not noted.

Location

First Floor

Overview Photos

Inspected



Master Bedroom

Bedrooms are inspected for general condition. Normal function of doors, windows, lights and receptacles tested if accessible.

Location

First Floor

Overview Photos

Inspected



Master Bathroom

Bathrooms are inspected for general condition and function of the following. Lights, exhaust fans, plumbing, GFCI protection, showers, tubs, water pressure.

Location

Master Bathroom

Overview Photos

Inspected





Master Bathroom Comments

Comment 11

Repair or Replacement Needed

Master bath toilet does not flush properly. Bowl filling with water. Recommend repair by professional plumber.



Half Bathroom

Bathrooms are inspected for general condition and function of the following. Lights, exhaust fans, plumbing, GFCI protection, showers, tubs, water pressure.

Location

Garage

Overview Photos

Inspected



Bathroom 1

Bathrooms are inspected for general condition and function of the following. Lights, exhaust fans, plumbing, GFCI protection, showers, tubs, water pressure.

Location

First Floor Bath

Overview Photos

Inspected





Bathroom 1 Comments

Comment 12 **Information**

Low water pressure to shower likely due to tub spout not completely shutting off.

Comment 13 **Repair or Replacement Needed**

Slow water leak under first floor bath sink due to bad plumbing joint connection. Recommend repair.



Attic

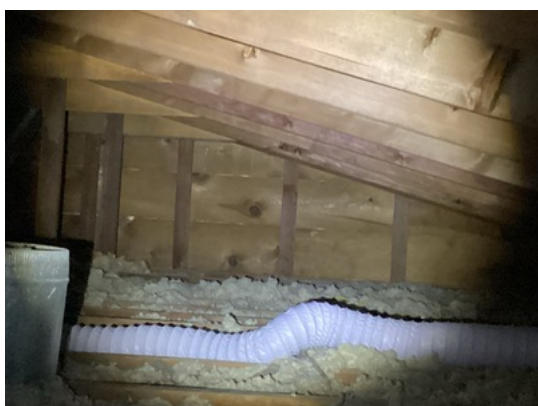
Attic Entry

Garage, Closet

Overview Photos

Inspection limited





Flooring

None

Insulation

Recommend Additional Insulation

Condition: Marginal

Ventilation

Appears Adequate, Gable Vents, Ridge Vents

Condition: Satisfactory

Fans Exhausting To Attic

No

HVAC Duct

Not Present

Roof Framing Type

Wood Trusses

Roof Decking

Wood Planks

Vent Risers

PVC

Condition: Satisfactory

Evidence Of Condensation / Leaking

No

Attic Comments

Comment 14
Information

Access limited to attic hatch in closet due to small opening. Garage attic not accessible due to small hatch blocked by framing and wires.



Comment 15
Information

Attic insulation was marginal. Visible ceiling joists. Recommend adding additional insulation to improve energy efficiency.



Crawlspace

If clearance from the ground to the bottom of the joists is less than 18", or other adverse conditions exist, the inspector is not obligated to enter the crawlspace.

Overview Photos

Inspected from inside crawl

Access

Exterior

Foundation Walls

Concrete Block

Condition: Marginal

Floor

Dirt

Drainage

Damp soil

Condition: Marginal



Ventilation

Wall Vents

Condition: Satisfactory

Girders/Beams/Columns

Wood, Masonry

Condition: Satisfactory



Joists

Wood

Condition: Marginal



Subfloor

No Visible moisture Stains

Condition: Satisfactory

Insulation

Between Floor Joists



Comment 16 **Information**

Old fiberglass insulation has fallen and should be removed.

Vapor Barrier

Improperly Installed

Condition: Repair or Replace



Comment 17 **Information**

Missing vapor barrier. Improperly installed.

Crawlspace Comments

Comment 18 **Repair or Replacement Needed**

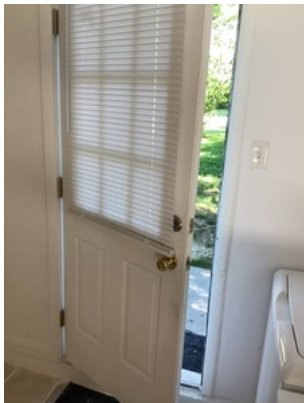
Light biological growth visible on floor joists in crawlspace. Recommend remediation.



Laundry

Laundry room appliances are inspected for general function. Quality or extent of operation not part of testing or inspection. Tested for operation only, working or not.

Overview Photos of Laundry



Dryer Venting

Wall

Condition: Satisfactory

GFCI Protection

Yes

Condition: Satisfactory

Laundry Hook Ups

Yes

Condition: Satisfactory

Washer

Operable

Condition: Satisfactory

Dryer

Operable

Condition: Satisfactory

HVAC System Type

Central Split System

Condition: Satisfactory

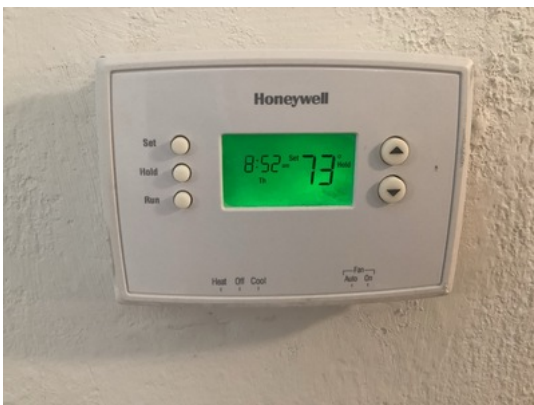
Thermostat

Digital

Condition: Satisfactory

Thermostat Location

Hallway



Heating

Location

Garage



Manufacturer

Unknown

Type of Equipment

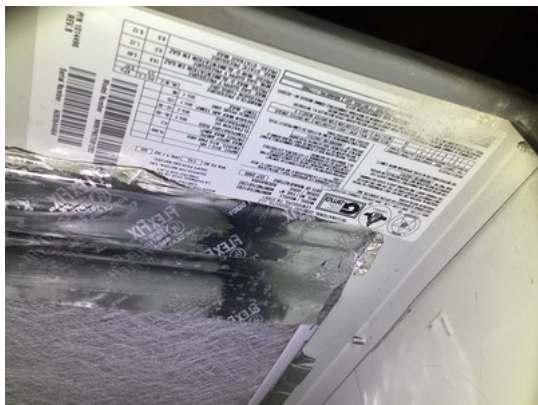
Forced Air

Condition: Satisfactory

Photo of Furnace Operating



Photo Of Furnace Dataplate



Heating Fuel

Gas

Condition: Satisfactory

Approximate Age

14 yrs (2008)

Filter Type

Standard Disposable

Condition: Satisfactory



Type of Distribution

Metal Ducting

Condition: Satisfactory

Carbon Monoxide

None Detected

Combustion Air Venting Present

Yes

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor to prolong life of unit.

Cooling

Type of Equipment

Central System

Condition: Satisfactory

Energy Source

Electric

Photo of Condenser And Dataplate



Condenser Make

Tempstar

Condenser Approximate Age

19 yrs (2003)

Outside Disconnect

Yes

Condition: Satisfactory

Condenser Fins

Light damage

Condition: Marginal

Insulation

Yes

Evaporator Coil Approximate Age

NA

Condensate Drainage

Not Present

AC Supply Air Temp

54

AC Return Air Temp

64

AC Temperature Drop

10 deg

Cooling Comments**Comment 19
Information**

Exterior A/C condenser unit is aging at 19 yrs old. Recommend regular service to prolong life of unit.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Copper, CPVC

Condition: Satisfactory

Location of Main Water Shutoff

Garage bath



Sewer System

Septic System

Waste Pipe Material

PVC

Condition: Satisfactory

Water Heater

Photos of Water Heater



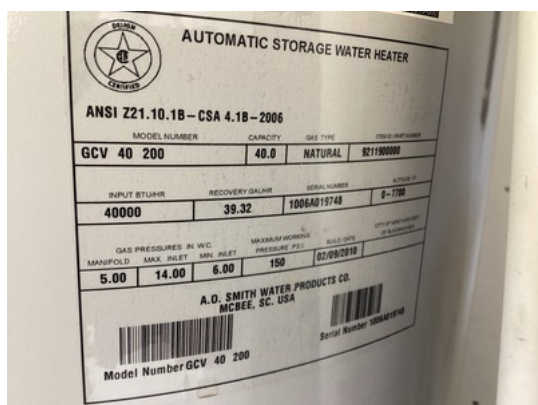


Photo Of Water Heater Dataplate



Manufacturer

A.O. Smith

Fuel

Natural Gas

Capacity

40 gal

Approximate Age

12 yrs (2010)

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

In Same Room

Smoke / CO Detectors

Present



**Hall smoke detector
is outdated.**

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Main Disconnect Location

Service Panel

Service Panel Location

Garage

Photo of Panel



Branch Circuit Wiring

Not Inspected

Service Voltage

120/240 volts

Service Amperage

100 amps

Service Panel Ground

Unknown Not Visible

Overcurrent Protection

Breakers, Fuses

Condition: Satisfactory

GFCI/AFCI Breakers

No

Condition: Marginal

Electrical Comments

Comment 20

Safety Concern

Panel cover not removed. Cover was sealed shut. Missing panel cover screw. Missing knockout. Recommend further evaluation and repair.



Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

Garage

No verifiable GFCI protection for garage receptacles. Receptacles are ungrounded. Recommend adding GFCI receptacles for proper protection.



Electrical

Panel cover not removed. Cover was sealed shut. Missing panel cover screw. Missing knockout. Recommend further evaluation and repair.



Repair or Replacement Needed

Grounds

Loose deck boards on front porch. Few boards will need replacement.



Exterior

Front entry door does not secure properly. Lock not functional. Deadbolt only. Recommend repair.



Living Room

Ungrounded receptacles with three prong covers in living room. Recommend replacing with two prong ungrounded receptacles.



Bedroom 1

Bedroom receptacles are ungrounded. Recommend caution.

Master Bathroom

Master bath toilet does not flush properly. Bowl filling with water. Recommend repair by professional plumber.



Crawlspace

Light biological growth visible on floor joists in crawlspace. Recommend remediation.



Grounds

Rear hose bib not secured to wall. Water line is loose. Recommend securing.



Bathroom 1

Slow water leak under first floor bath sink due to bad plumbing joint connection. Recommend repair.

