

# COMMERCIAL PROPERTY INSPECTION



**2134 W Wilden Ave  
Goshen, IN 46528**

**Inspection Prepared For: Rob Smead**

**Date of Report: 9/16/2024  
Weather: Clear, 80s**

**Matt Kirsch #HI01600021  
aardvarkinspect.com**



**AARDVARK Commercial Property Inspection Agreement**

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the building located at:

2134 W Wilden Ave, Goshen, IN 46528. The terms below govern this Agreement.

1. The fee for our inspection is \$1025.00, payable in full at a time at or before the appointment.
2. We will perform a visual inspection of the building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Inspection Agreement: THIS IS A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY. Aardvark agrees to conduct an inspection, for the purpose of informing the customer of major deficiencies in the condition of the property, subject to the Unconditional Release and Limitation of Liability below. The person(s) for whom the inspection was performed does (do) hereby agree to the terms Aardvark agrees to conduct an inspection, for the purpose of informing the customer of major deficiencies in the condition of the property, subject to the Unconditional Release and Limitation of Liability below. The person(s) for whom the inspection was performed does (do) hereby agree to the terms and conditions of this agreement and, upon payment for said inspection, or use of the contents of the inspection report, does (do) agree that the pre-inspection agreement is legally binding. If the person(s) for whom the inspection was performed is present at the time of the inspection, then a copy of this agreement will be signed. If the person(s) for whom the inspection was performed cannot be present at the time of the inspection or this inspection agreement is not signed for any reason, then it will be assumed and agreed by all parties that this pre-inspection agreement is binding upon use or payment of the inspection. Furthermore, the person(s) for whom the inspection was performed gives Aardvark permission to contact the customer via Phone, Text, or Email. The person(s) for whom the inspection was performed does hereby grant Aardvark permission to send the Inspection Report, Invoices, and all other inspection related reports to the Title Company and/or Mortgage Company which is processing the real estate transaction.
4. Our inspection and report are for your use only. You must give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for its use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability, or suitability of the building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
5. The inspection report is a visual report of the readily accessible areas of the building inspected, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is a part of this report and is incorporated herein. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client paying for said report at the time of the inspection.
6. Unless otherwise noted in this Agreement, or if not possible, we will perform the inspection in accordance with the current International Standards of Practice for Inspecting Commercial Properties (ComSOP) of the Certified Commercial Property Inspectors Association (CCPIA), posted at [www.ccpi.org/comsop](http://www.ccpi.org/comsop). If your jurisdiction has adopted mandatory standards that differ from CCPIA's ComSOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that CCPIA's ComSOP contains limitations, exceptions, and exclusions. You understand that CCPIA is not a party to this Agreement, has no control over us, and does not employ or supervise us.
7. It is understood and agreed that the inspection will be performed in a good and workmanlike manner. Each item inspected will be evaluated to determine whether the item is performing its intended function, needs repair or replacement, or needs service.
8. The inspector will be able to explain what they saw about each item. Maintenance and other items may be discussed at the time of the inspection but are not part of this inspection.
9. It is understood and agreed that Aardvark is a licensed and insured general real estate inspection company. Neither the company, nor the inspector is licensed in any particular field, and does not represent to be a specialist in any particular field.

10. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the building is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional services. Any agreement for such additional services shall be in a separate writing.

11. It is understood and agreed that this inspection is limited to visual observations of the items that will be inspected at the time of the inspection, according to the protocols set forth by the CCPIA ComSOP and Scope of Work stated below. No items which cannot be seen in a normal inspection will be dismantled. No furniture will be moved, or equipment dismantled; floor coverings or wall coverings will not be removed. There may be obstructions which will limit the scope of the inspection, and it may be necessary to list those obstructions in the report. If Aardvark has to return and reinspect obstructed items not accessible at the time of the inspection, a reinspection fee will be charged.

12. If there is a crawl space, then the access needs to be open, and location identified for the inspector. The opening needs to be clear of obstructions and large enough for safe entry by the inspector. The inspector will determine if safe entry is possible. The inspector will not open sealed entrances or remove items to access the crawl space. If the access to the crawl space is not open for the inspector, then the crawl space will be excluded from the inspection process. The crawlspace will be visually inspected from accessible points on the interior and/or exterior. If a crawlspace is obstructed, sealed, has low clearance, is wet, or is considered unsafe, the crawlspace will not be fully entered or inspected.

13. The scope of the inspection and report is not intended to address the possible presence of danger from any potentially harmful substances and environmental hazards, including but not limited to radon gas, lead paint, asbestos, mold, mildew, urea formaldehyde, toxic or flammable gasses, and water or airborne hazards. The scope of the inspection is not intended to ensure the building was built to building codes, is in a flood plain, was adequately designed, or its mechanical items have sufficient capacity, size, value, or efficiency.

14. It is understood that the inspection company has no authority to cause any repairs to be made on any reported deficiencies. If a reported item needs immediate repair, service, or is not performing its intended function, and the customer intends to purchase the property, it is recommended that the customer have that item examined by a specialist.

15. POOLS, SPAS, HOT TUBS, SEPTIC/WELL/FLOOR DRAINS: Aardvark does not inspect/test non-permanent fixtures in the building, such as, but not limited to water softeners, humidifiers, R/O Systems, hot tubs, pools, spas, etc. as part of standard inspection. Aardvark does not inspect/test septic systems, wells or pressure tanks as part of standard inspection. Aardvark recommends a licensed company inspect these items. Aardvark will not test or inspect the floor drains unless ordered specifically in the Scope of Work.

16. GAS LINES: Aardvark does not perform a comprehensive leak test for gas lines and devices. Gas leak testing requires specialized tools, and a home inspection is meant to be a visual inspection. Aardvark does not move appliances to check gas lines and valves or inspect lines that are obstructed from view by walls, ceilings, cabinets or other obstructions. Aardvark will test accessible gas lines and valves with a gas sniffer to look for leaks. If a gas smell is detected it is recommended a professional plumber be consulted to perform a comprehensive leak test and perform any repairs required. Keep in mind if a pressure test is done this may discover leaks that a simple sniff test may not as normal use does not put the kind of stress on a line that a pressure test does. Sometimes copper gas lines can exist in older homes. Copper lines are not compatible or recommended for natural gas. Oftentimes the copper lines are hidden within the walls, crawlspace or attics of the building. If copper lines are readily visible they will be noted in the report. However there is no warranty against copper lines in the building.

17. Exterior and Buried Water and Sewer Lines: Aardvark will not inspect the exterior and buried water lines and sewer lines. The inspection is a visual inspection utilizing standard controls. The lines are not visible to the inspector and we can not make a determination of their condition. Aardvark does offer and add on Sewer Scope Service, but must be ordered specifically by the client and subject to additional fees.

18. Mold Testing: If potential mold is found in the building, it is recommended that the potential mold be tested. This can be done via swab testing, tape lift samples, and or air quality testing. We can recommend what we feel works best for each situation however it is the client's responsibility to decide what they would like to have done. It is to be understood that Aardvark is not the laboratory analyzing the results but is only technician pulling the tests. Aardvark cannot force any type of mold work to be done on a property. In the event the inspection or purchase of the building is canceled but environmental testing has already been performed, then the client is still required to pay for the environmental testing.

19. PAYMENT: It is understood and agreed that Aardvark requires payment at the time of service. It is agreed and understood that if a check is returned for non-sufficient funds the buyer will be charged and must pay \$500 penalty, and the buyer must then pay any, and all fees by credit card or cash. The buyer will be responsible for any and all attorney fees associated with reconciling payment.

20. UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY: It is understood and agreed that Aardvark is not an insurer and the inspection process, and the inspection report are not to be construed as a guarantee of the adequacy, future performance, or condition of any structure, item, or system of the property address. The customer hereby releases and exempts Aardvark and its agents and employees for all liability and responsibility for the cost of repairing, or replacing any unreported defect or deficiency, and for any consequential damage, property damage, or personal liability. If Aardvark and/or its agents or employees are found liable due to breach or contract, breach of warranty, negligence, negligent hiring, negligent misrepresentation, or any other theory of liability Aardvark and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the customer to Aardvark for the inspection and report.

21. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

22. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against CCPIA itself, allegedly arising out of this Agreement or our membership in CCPIA, will be in Boulder County, Colorado. Before bringing any such action, you must provide CCPIA with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that CCPIA can evaluate it. In any action against us or CCPIA, you waive trial by jury.

23. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. If a Court finds any term invalid, it shall modify that term for our benefit to the extent the law allows. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors, and assignees. You will have no cause of action against us after one year from the date of the inspection.

24. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

25. You may not assign this Agreement.

26. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

27. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

**If you would like a large-print version of this Agreement before signing it, you may request one by emailing us.**

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Client Signature:



Date: 09/10/2024

Prepared by Matthew Kirsch

DATE: 05/29/2024

THE ESTIMATE IS GOOD FOR 30 DAYS FROM ISSUING THIS AGREEMENT.



VERSION April 6, 2024. Elements used with permission Certified Commercial Property Inspectors Association, Copyright © 2022

## EXHIBIT A

### SCOPE OF WORK

Under this Agreement, and as part of this basic commercial building inspection, INSPECTOR and CLIENT agree that the following elements shall be inspected pursuant to the noted limitations:

#### 1. COMMERCIAL COMSOP INSPECTION OF ALL BUILDINGS PRESENT

FINAL REPORT WILL BE ISSUED 1-2 BUSINESS DAYS FROM ON-SITE INSPECTION DATE. MOST REPORTS ARE ISSUED WITHIN 24 HOURS.



## Table Of Contents

Report Summary	6-7
Warehouse	8-9
General Interior	10
Restroom	11
Heating	12-13
Tube Heating	14-15
Cooling	16
Electrical	17
Plumbing	18
Water Heater	19
Roof	20-22
Exterior Areas	23-24
Parking	25
Other Site Components	25-26
Glossary	27

## Report Summary

On 9/16/2024 Aardvark Home Inspectors, Inc. performed a general real estate inspection on a property located at 2134 W Wilden Ave, Goshen IN 46528. The inspection was performed in accordance with the terms and conditions of the pre-inspection agreement which is in this report. The buyer may or may not have been present at the time of the inspection to review the pre-inspection agreement or walk through the building with the inspector(s).

There were some deficiencies that were discovered at the time of the inspection which will be listed below. The order of the deficiencies listed below is not significant.

PLEASE NOTE: This summary page is not intended to represent the entire report and it is recommended that the entire report be reviewed. It is recommended the deficiencies listed in this report be further inspected and repaired by licensed professionals.

### DEFICIENCIES FOUND AT THE COMMERCIAL INSPECTION:

Restroom		
Page 11 Item: 3	Fixture Deficiencies	• Restroom exhaust fan vent line does not terminate to the exterior of the building.
Page 12 Item: 4	GFCI Findings	• No <b>GFCI</b> protection present, suggest installing GFCI protected receptacles for safety.
Heating		
Page 13 Item: 2	Heating System	• The furnace operated at the time of the inspection, however the furnace is older and does not appear to have been professionally serviced within the last year. It is likely the furnace is nearing the end of its service life. It is recommended an HVAC professional further evaluate the furnace and perform any maintenance or repairs deemed necessary.
Tube Heating		
Page 15 Item: 2	Venting	• The tube vent pipe has some signs of rusting to it and needs to be repaired or replaced.
Cooling		
Page 16 Item: 1	Cooling System	• The <b>A/C</b> condenser unit is older, and is at or past its life expectancy. The unit operated at the time of the inspection, however, the remaining service life cannot be determined. Recommend enrolling in a HVAC maintenance program to help prolong the life of the unit, and budgeting for replacement.
Electrical		
Page 17 Item: 3	Panel Findings	• There is improperly terminated wiring present at the electrical panel. This is a possible safety concern until corrected. Recommend professional repair by qualified electrical contractor.

## Plumbing

Page 18 Item: 1	Gas Supply	<ul style="list-style-type: none"> <li>Overhead gas piping is not identified by marking tape or streamers. Recommend as a safety requirement marking the gas piping with approved gas utility marking tape.</li> </ul>
-----------------	------------	--

## Water Heater

Page 19 Item: 1	Water Heater	<ul style="list-style-type: none"> <li>The water heater is older, rusting, nearing the end of its life cycle, and has active self-sealing leak on top of the unit. Recommend unit be professionally replaced.</li> <li>No drip pan was installed. This water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage.</li> </ul>
Page 20 Item: 2	TPRV	<ul style="list-style-type: none"> <li>The <b>TPR valve</b> does not have an extension pipe installed on it. The extension should extend within 6" of the floor. This is a safety issue until corrected.</li> </ul>

## Roof

Page 20 Item: 3	Roof	<ul style="list-style-type: none"> <li>There is some staining to areas of the ceilings in the building which is an indication of past or present roof leaks.</li> <li>Metal roof fasteners are older. The fastener washers may have deteriorating seals and are subject to leak without warning.</li> <li>Roof peak: area of corrosion to metal roofing seam. Recommend professional repair or sealing to prevent further corrosion which may lead to leaks</li> <li>The metal roof had holes where fasteners had been removed and the holes left unfilled. These holes should be filled to reduce the chances of roof leakage.</li> <li>The metal panel roof had repaired trim designed to help prevent pest entry, wind inflation, and moisture intrusion of the space beneath the metal roof panels. Areas of missing fasteners and gaps to underlayment. This condition should be corrected to help prevent damage from moisture intrusion.</li> </ul>
Page 22 Item: 5	Chimney	<ul style="list-style-type: none"> <li>The metal chimney has areas of corrosion and rust. The corrosion has caused missing metal covering. Note: chimney for tube heater.</li> </ul>
Page 22 Item: 6	Gutters	<ul style="list-style-type: none"> <li>The gutters are dirty- recommended thoroughly cleaning gutters and downspouts.</li> <li>West: gutter damaged, dented.</li> </ul>

## Exterior Areas

Page 23 Item: 1	Exterior Siding	<ul style="list-style-type: none"> <li>Gaps/cosmetic damage present at the siding at a few areas of the building. Recommend sealing these areas to help prevent water penetration.</li> </ul>
Page 24 Item: 5	Exterior Door/Window Trim	<ul style="list-style-type: none"> <li>North entry door trim has areas of corrosion and damaged metal trim. This may allow for pest and moisture intrusion. Recommend professional repair.</li> </ul>

# Warehouse

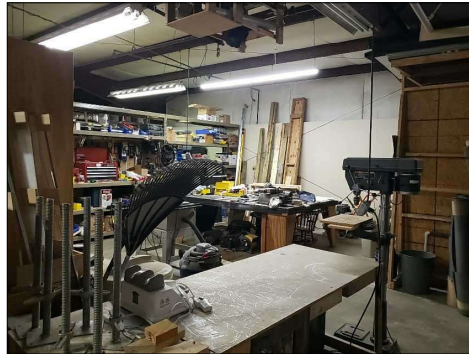
## 1. Views

### Observations:

- Stored items limited the scope of the inspection to the warehouse interior.



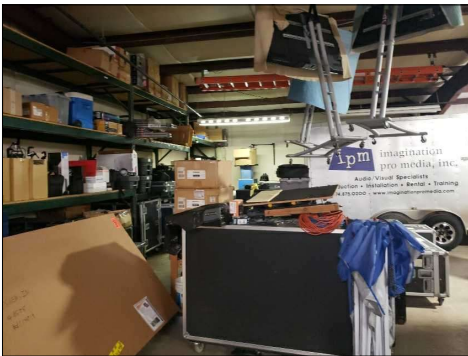
Warehouse interior



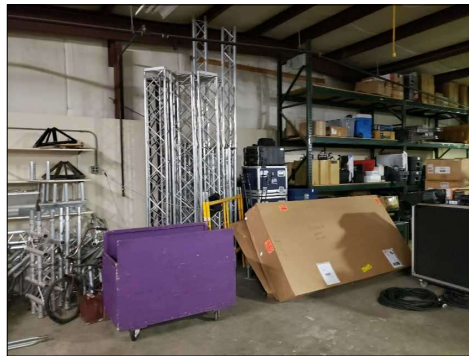
Warehouse interior



Warehouse interior



Warehouse interior



Warehouse interior



Warehouse interior



Warehouse interior



Warehouse interior

## 2. Rafters & Ceiling

### Observations:

- The garage ceiling has areas of staining, areas of previous repair. These areas did not test for elevated moisture, however, area has been very dry recently.





Moisture staining, past repair



Moisture staining, damage to insulation

### 3. Garage Door

**Garage Door Type:** Fiberglass

**Observations:**

- The overhead door seal at the bottom of the door is damaged and does not completely seal along the entire length of the panel.
- Corrosion at overhead door trim. Recommend repairing damaged areas.
- Garage vehicle door panels damaged.



North: damage



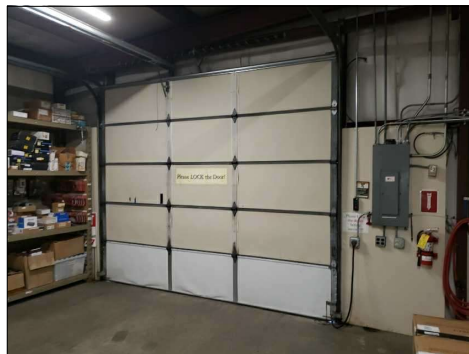
Gap to exterior



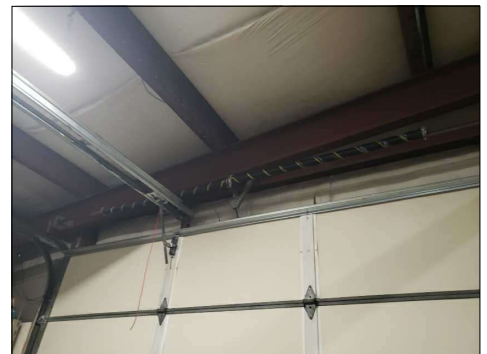
Corrosion to trim



North door



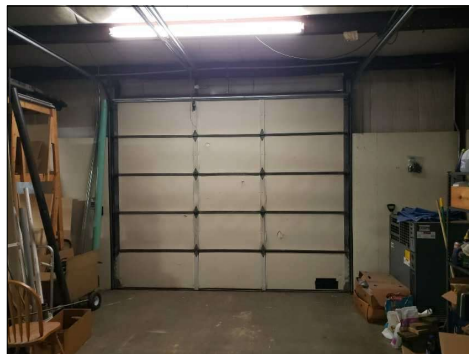
North door



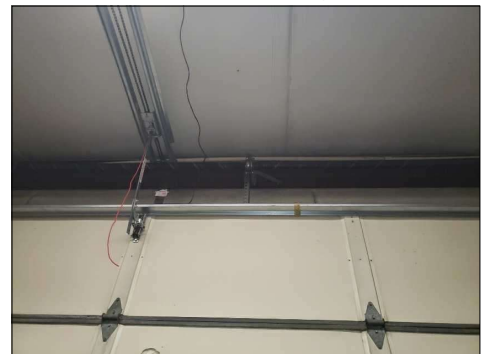
North spring



East door



East door

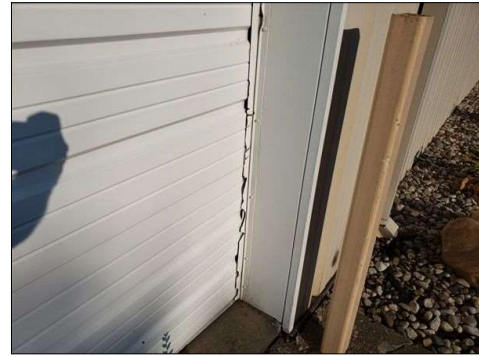


East spring





Damaged panels

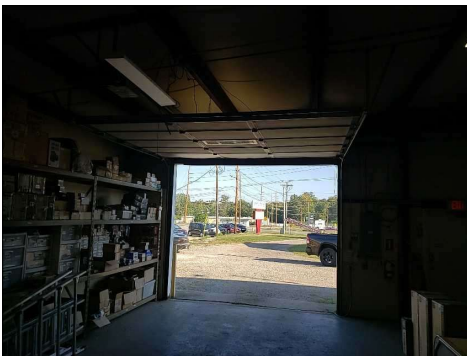


Overhead weatherstripping deteriorating

#### 4. Garage Door Opener

**Observations:**

- Overhead garage door system tested and operated at the time of inspection.



North door opener



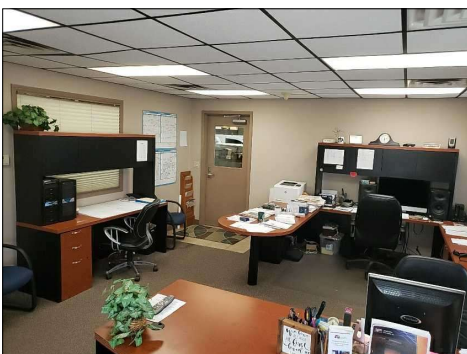
East door opener

## General Interior

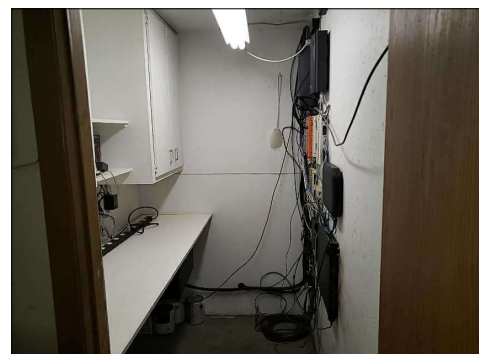
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, dining room, living rooms, and other open areas. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The interior areas of the house will be visually inspected: (A) the walls, ceilings, and floors; (B) the steps, stairways, and railings; (C) the countertops and a representative number of installed cabinets; (D) a representative number of doors and windows; and (E) garage doors and garage door operations. Inspectors are not required to inspect: (A) the paint, wallpaper, and other finish treatments; (B) the carpeting; (C) the window treatments; (D) the central vacuum systems; (E) the household appliances; or (F) recreational facilities.

#### 1. Interior Locations



View of office



View of closet

## 2. Doors



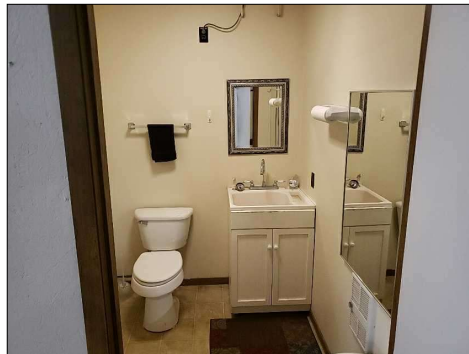
Door obstructed, difficult to latch

# Restroom

## 1. General Condition

### Observations:

- The plumbing fixtures and structural elements were inspected. During the inspection no visible signs of leaks or other defects were discovered unless listed below or in other sections of this report.



Restroom

## 2. Interior Findings

### Observations:

- No major deficiencies observed; some areas of cosmetic imperfections may be present.

## 3. Fixture Deficiencies

### Materials: Sink • Toilet

### Observations:

- The sink basin has minor damage or cracking. No active leaks observed at time of inspection.
- Restroom exhaust fan vent line does not terminate to the exterior of the building.

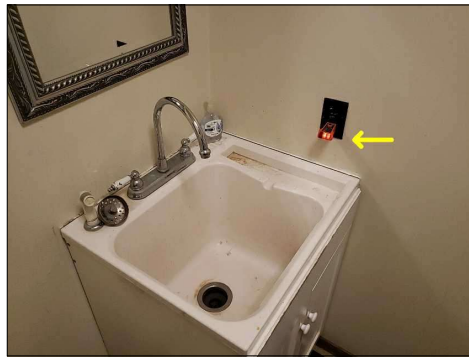


Restroom exhaust fan not vented to exterior

#### 4. GFCI Findings

##### Observations:

- No **GFCI** protection present, suggest installing GFCI protected receptacles for safety.



Outlet(s) not GFCI protected

## Heating

The heating system will be visually inspected and tested with normal operating controls. The inspector will visually inspect: (i) the installed heating equipment; and (ii) the vent systems, flues, and chimneys; and (B) describe: (i) the energy source; and (ii) the heating method by its distinguishing characteristics. Inspectors are not required to inspect: (i) the interiors of flues or chimneys; (ii) the heat exchanger; (iii) the humidifier or dehumidifier; (iv) the electronic air filter; or (v) the solar space heating system; or (B) determine heat supply adequacy or distribution balance; or (C) guarantee future performance of the heating system. The inspector will use a carbon monoxide detector during the inspection to check for carbon monoxide coming from the heat ducts or vent pipe. Recommend installing or maintaining a working carbon monoxide detector on every livable level of the house. The inspector will use a combustible gas detector during the inspection to check for leaks on accessible areas of gas lines. **If heating system deficiencies are discovered, then it is recommended that a licensed HVAC professional further examine the heating system and make any repairs or replacements deemed necessary.**

#### 1. Heating Deficiencies

##### Observations:

- Restroom space heater not operating. Room is connected to central HVAC system.



Heater not operating

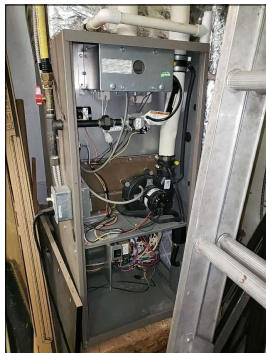
## 2. Heating System

**System Details:** Natural Gas • Heating Manufacturer: Guardian • Year Manufactured: 2006

**System Type:** Forced Air System

**Observations:**

- The heat exchanger was not fully visible and was not inspected as part of the home inspection.
- The inspector used a **carbon monoxide** detector during the inspection and did not detect carbon monoxide coming from the heat ducts or vent pipe. Recommend installing or maintaining a working carbon monoxide detector on every livable level of the house.
- The inspector used a combustible gas detector during the inspection and did not detect combustible gas
- The furnace operated at the time of the inspection, however the furnace is older and does not appear to have been professionally serviced within the last year. It is likely the furnace is nearing the end of its service life. It is recommended an HVAC professional further evaluate the furnace and perform any maintenance or repairs deemed necessary.



View of furnace interior



Manufacturer plate



View of furnace operating



No gas leaks detected



No gas leaks detected

## 3. Differential

**Observations:**

- The furnace manufacturers' expected temperature rise is between 40 to 70 degrees. The unit operated within these specifications (44 degrees).





Heat supply air



Heat return air

#### 4. Thermostat

**Thermostat located at:** Main Level

**Thermostat Type:** Digital - type.

**Observations:**

- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



View of thermostat

#### 5. Filter

**Filter Size/Type:** 16" x 20" 1"

**Filter Location:** Right Side of the Cabinet



Furnace filter location.

## Tube Heating

#### 1. Heating System

**System Details:** Natural Gas • Heating Manufacturer: • Year Manufactured: Unknown; see comments

**System Type:** Tube Heater

**Observations:**

- The tube heater operated at the time of the inspection, however the unit is older and does not appear to have been professionally serviced within the last year. It is recommended an HVAC professional further evaluate the furnace and perform any maintenance or repairs deemed necessary.
- Faded data plate - the exact age and manufacturer of the system could be determined.



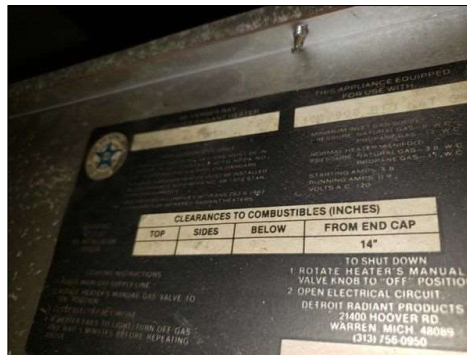
Tube heater operating



View of tube heater



No carbon monoxide detected



Data plate

## 2. Venting

### Observations:

- The tube vent pipe has some signs of rusting to it and needs to be repaired or replaced.



Corrosion on vent line

## 3. Thermostat

**Thermostat Type:** Analog - type.

### Observations:

- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



# Cooling

R22 Disclosure: Cooling systems manufactured before 2010 may contain R22 Freon, one of the most commonly used refrigerants over the past several decades in heating and cooling systems. In the U.S. it became illegal to import or manufacture as of January 1, 2020. R22 refrigerant, or R22 Freon, is used in a number of A/C systems built before 2010. There are replacement options available for R22 Freon including the use of recycled R22 Freon.

The cooling system will be visually inspected and tested with normal operating controls. The A/C system will not be tested if the exterior temperature is below 65 degrees. Operating the system in cold temperatures can damage the system. The inspector will visually inspect the installed central and through-wall cooling equipment; and (B) describe: (i) the energy source; and (ii) the cooling method by its distinguishing characteristics. (2) Licensees are not required to: (A) inspect electronic air filters; or (B) determine cooling supply adequacy or distribution balance; of (C) guarantee future performance of the cooling system. **If cooling system deficiencies are discovered, then it is recommended that a licensed HVAC professional further examine the cooling system and make any repairs or replacements deemed necessary.**

## 1. Cooling System

**Type/Power:** Electric

**Unit Age/Brand:** Cooling Manufacturer: Luxaire • Year Manufactured: 2006 • Size: 1 ton

**Observations:**

- No records of professional servicing within the last year was posted at the time of inspection. It is recommended the **a/c** unit be professionally serviced on a yearly basis.
- The brand, age and size of the exterior A/C unit could not be determined due to a faded data plate. Recommend asking the seller for this information.
- **The A/C condenser unit is older, and is at or past its life expectancy. The unit operated at the time of the inspection, however, the remaining service life cannot be determined. Recommend enrolling in a HVAC maintenance program to help prolong the life of the unit, and budgeting for replacement.**



View of a/c unit



Appliance manufacturer plate

## 2. Differentials

**Observations:**

- The average temperature differential for the A/C system is 14 to 22 degrees. We achieved a differential of 16 degrees, within the expected range.



AC return air



AC supply air

# Electrical

The electrical inspection will include inspecting: (i) the service drop; (ii) the service entrance conductors, cables, and raceways; (iii) the service equipment and main disconnects; (iv) the service grounding; (v) the interior components of service panels and subpanels; (vi) the conductors; (vii) the overcurrent protection devices; (viii) a representative number of installed lighting fixtures, switches, and receptacles; and (ix) the ground fault circuit interrupters. Inspectors are not required to inspect: (i) the remote control devices unless the device is the only control device; (ii) the alarm systems and components; (iii) the low voltage wiring, systems, and components; or (iv) electric outlets and switches or fixtures not attached to structure such as outlet posts in flower beds or areas of yard; (v) the ancillary wiring, systems, and components not a part of the primary electrical power distribution system; or (B) measure amperage, voltage, or impedance. (C) guarantee or warranty the future performance of the electrical system. **If electrical deficiencies are discovered, it is recommended that a licensed electrician further evaluate the electrical system and make all repairs or replacements deemed necessary.**

## 1. Service Entrance

**Entrance Type/Location:** Underground Service Lateral - Not visible



View of meter



View of electrical entrance

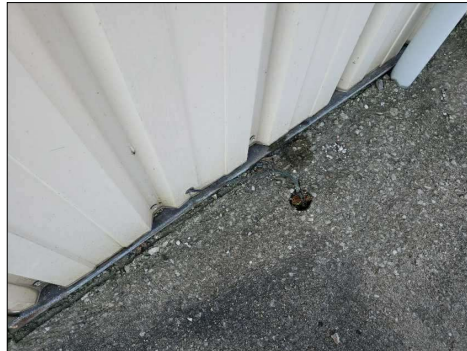


View of electrical entrance

## 2. Grounding

### Observations:

- Driven Rod
- Grounded to steel building framing



View of ground

## 3. Panel Findings

### Information:

- The panel location: North warehouse
- Overload protection is: Breakers
- This panel is manufactured by: Square D
- Panel Voltage: 3-Phase 120/240VAC 4-Wire
- This service panel is rated at: 200 amps
- This panel is phased at: 3 phase, 4 wire system

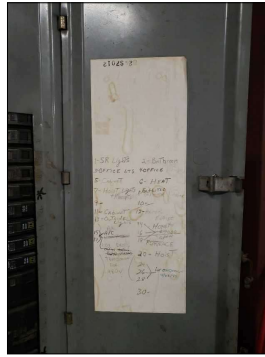
### Observations:

- The electrical panel circuit directory is not properly labeled.
- Panel cover screw(s) missing.
- There is improperly terminated wiring present at the electrical panel. This is a possible safety

concern until corrected. Recommend professional repair by qualified electrical contractor.



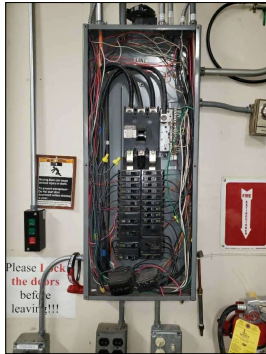
View of electrical panel cover



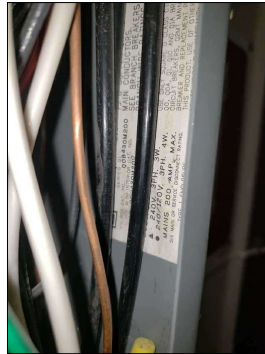
Panel not fully labeled, faded



Missing fasteners



View of electrical panel interior



View of electrical panel information



Improperly terminated wiring

#### 4. Overcurrent Protection

**Type of Protection:** Circuit Breakers

#### 5. Interior/Exterior Wiring

**Interior Wiring Type:** Copper

## Plumbing

The plumbing inspection will include inspecting: (i) the interior water supply and distribution systems including all fixtures and faucets; (ii) the drain, waste, and vent systems including all fixtures; (iii) the water heating equipment; (iv) the vent systems, flues, and chimneys; (v) the fuel storage and fuel distribution systems; and (vi) the drainage sumps, sump pumps, and related piping. Inspectors are not required to inspect: (i) the clothes washing machine connections; (ii) the interiors of flues or chimneys that are not readily accessible; (iii) wells, well pumps, or water storage related equipment; (iv) water conditioning systems; (v) solar water heating systems; (vi) fire and lawn sprinkler systems; or (vii) private waste disposal systems; (B) determine: (i) whether water supply and waste disposal systems are public or private; or (ii) the quantity or quality of the water supply; or (C) operate safety valves or shut-off valves. (D) guarantee or warranty the future performance of the plumbing system. **If plumbing deficiencies are discovered, it is recommended that a licensed plumber further evaluate the plumbing system and make all repairs or replacements deemed necessary.**

#### 1. Gas Supply

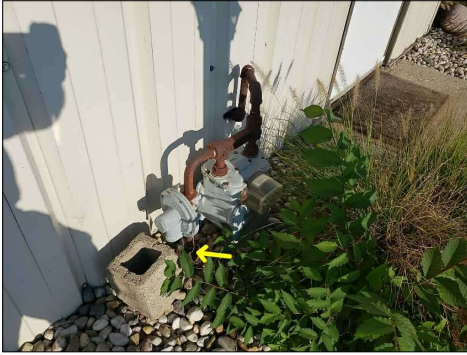
**Gas Supply Type:** Public Gas Utility Company

**Gas Shut Off Location:** The main gas shut off valve is located at the east side of the building near the gas meter. It should always remain accessible.

**Observations:**

- Overhead gas piping is not identified by marking tape or streamers. Recommend as a safety requirement marking the gas piping with approved gas utility marking tape.





View of gas meter &amp; main gas shut off



Gas line not properly marked

## Water Heater

The inspector will visually inspect the water heater to determine if the water heater is gas or electric. The visual inspection will identify (A) The age, make, model number, and size of the unit; (B) how the water heater is vented; (C) inspect for the presence of a TPR valve and extension pipe, (D) determine if the water heater is performing its intended function. The home inspector is not required to (A) ignite pilots; (B) guarantee the future performance of the water heater, (C) determine adequacy of hot water produced.

### 1. Water Heater

**Heater Type:** Manufacturer: Whirlpool • Fuel Type: Electric • Year Manufactured: 2005

**Water Heater Capacity:** 6 Gallon

#### Observations:

- The water heater is older, rusting, nearing the end of its life cycle, and has active self-sealing leak on top of the unit. Recommend unit be professionally replaced.
- No drip pan was installed. This water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage.



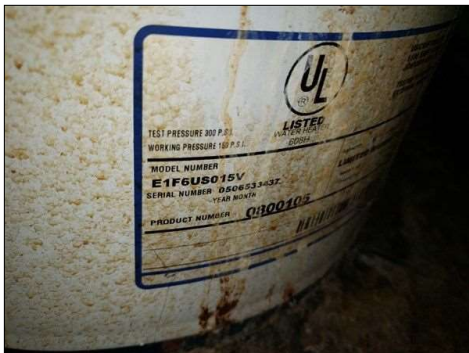
Water heater operated at time of inspection



No pan under unit



View of water heater, leaking



Data plate



View of leak

## 2. TPRV

### Observations:

- The **TPR valve** does not have an extension pipe installed on it. The extension should extend within 6" of the floor. This is a safety issue until corrected.



No extension

## Roof

The roofing inspection will include visually inspecting: (i) the roof covering; (ii) the roof drainage systems; (iii) the flashings; and (iv) the skylights, chimneys, and roof penetrations. The minimum standard will be inspecting the roof from the edge of the ladder. Licensees are not required to walk the roof or inspect: (A) antennae; (B) interiors of flues or chimneys that are not readily accessible; or (C) other installed accessories; of (D) guarantee the future components of the roof or its components. **If roofing deficiencies are discovered then it is recommended that a licensed roofing professional further inspect the roof and make any repairs or replacements deemed necessary. Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.**

## 1. Guards & Walkways

### Observations:

- Walked On: The roof surface was walked on during the inspection. A survey of the roof was made by walking patterns and walking in areas where vulnerabilities typically exist. Not every square foot of roof surface are was stepped on.

## 2. Roof Access Ladder



## 3. Roof

**Type/Materials:** Gable Roof • Metal roof

### Observations:

- The roofing surface installed is ribbed metal panels, attached with self-tapping screws which are sealed with neoprene washers. These roofs rarely need maintenance if installed according to manufacturer's recommendations, and typically have an expected lifespan of 40 to 50 years.
- The roof has signs of past repair work. An inquiry to the seller regarding repair history, workmanship, and transferable warranties could be made.
- There is some staining to areas of the ceilings in the building which is an indication of past or



present roof leaks.

- Metal roof fasteners are older. The fastener washers may have deteriorating seals and are subject to leak without warning.
- Roof peak: area of corrosion to metal roofing seam. Recommend professional repair or sealing to prevent further corrosion which may lead to leaks
- The metal roof had holes where fasteners had been removed and the holes left unfilled. These holes should be filled to reduce the chances of roof leakage.
- The metal panel roof had repaired trim designed to help prevent pest entry, wind inflation, and moisture intrusion of the space beneath the metal roof panels. Areas of missing fasteners and gaps to underlayment. This condition should be corrected to help prevent damage from moisture intrusion.



View of roof system



View of roof system



Older neoprene washers



Fasteners have signs of past repair



View of roof system



View of roof system



View of roof system



View of roof system

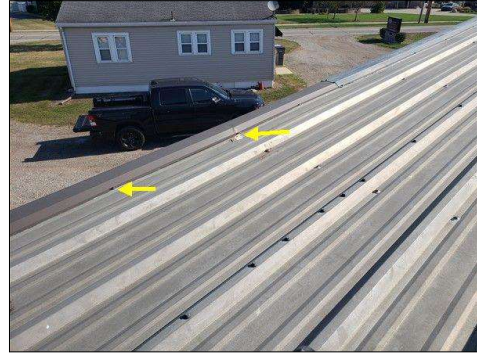


View of roof system





Area of corrosion near peak



Past repair work, missing fasteners

#### 4. Flashing

**Observations:**

- No major deficiencies observed to the vent pipe roof boot flashing. Roofs over 10 years should have the roof boots reviewed on a yearly basis and repaired/replaced as needed.



View of roof boot



Signs of past repair

#### 5. Chimney

**Observations:**

- The metal chimney has areas of corrosion and rust. The corrosion has caused missing metal covering. Note: chimney for tube heater.

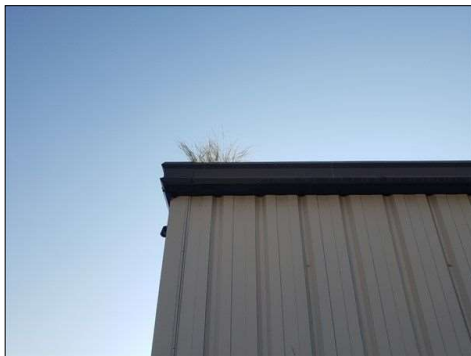


Chimney corroded

#### 6. Gutters

**Observations:**

- Downspout(s) not equipped with an extension away from foundation
- The gutters are dirty- recommended thoroughly cleaning gutters and downspouts.
- West: gutter damaged, dented.



Gutters dirty



No gutter extensions



View of gutter type

## Exterior Areas

The exterior and grounds inspections will include visually inspecting: (i) the exterior wall covering, flashing, and trim; (ii) all exterior doors; (iii) attached decks, balconies, stoops, steps, porches, and their associated railings; (iv) the eaves, soffits, and fascias where accessible from the ground level; (v) the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; and (vi) walkways, patios, and driveways leading to dwelling entrances. Licensees are not required to inspect: (A) screening, shutters, awnings, and similar seasonal accessories; (B) fences; (C) geological, geotechnical, or hydrological conditions; (D) recreational facilities; (E) outbuildings; (F) seawalls, break walls, and docks; or (G) erosion control and earth stabilization measures; or (H) guarantee the future performance of any exterior system or component. While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

### 1. Exterior Siding

#### Exterior Siding Material: Metal Siding

##### Observations:

- Some utility lines are not sealed at the siding entrance. Recommend sealing these areas.
- Gaps/cosmetic damage present at the siding at a few areas of the building. Recommend sealing these areas to help prevent water penetration.



View of north side



Utility lines need to be caulked where they enter the building



View of west side





View of south side



Seal gaps



View of east side

## 2. Soffit/Fascia/Eaves

**Soffit/Fascia/Eave Material:** Aluminum

## 3. Exterior Windows

**Exterior Window Material:** Vinyl • Composite

**Observations:**

- Some of the windows have areas of cracked and missing trim.



Window trim damaged

## 4. Exterior Doors

**Exterior Door Details:** Steel

**Observations:**

- No major system safety or function concerns noted at time of inspection.

## 5. Exterior Door/Window Trim

**Observations:**

- North entry door trim has areas of corrosion and damaged metal trim. This may allow for pest and moisture intrusion. Recommend professional repair.



Damaged to door trim, gaps

## 6. GFCI

**Observations:**

- GFCI tested and functioned properly.

# Parking

## 1. Parking Findings

**Observations:**

- Parking areas confirmed to be adequate



General view of parking



General view of parking

## 2. Paving, Curbing, Parking

**Observations:**

- The parking and lot surfaces were found to be gravel.
- Parking spaces are not clearly marked or designated.

## 3. Stormwater Drainage

**Observations:**

- The parking lot had no stormdrain system installed.

# Other Site Components

## 1. Bollards and Protection



View of bollard type

## 2. Signage

**Observations:**

- This is a picture of the current sign(s) present on the property. The operation of the signage and ownership was not determined. The following is a cursory review of the visible elements.
- Lights operated by light sensor - the lighting for the sign could not be tested.



View of signage

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Carbon Monoxide	Deadly odorless gas
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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves