



PROPERTY INSPECTION REPORT

Inspector: Kevin Barnes

2134 W Wilden Ave
Goshen, IN 46528
Inspection Prepared For: Rob Smead
Agent: Jennea Schirr - McKinnies Realty Elkhart

Date of Inspection: 9/16/2024
Year Built: 1986 Size: 6800
Weather: Sunny, 65 to 75 degrees
Kevin Barnes #HI01500046
Aardvark Home Inspectors, Inc.

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AardvarkInspect.com

Report Introduction

We appreciate the opportunity to conduct this inspection for you! **Please carefully read your entire Inspection Report.** Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

The following report is conducted in accordance with the terms and conditions of the pre-inspection agreement. Please remember the report is written based on an inspection of the visible areas of the structure and its components. The inspection will be limited to fixed wall, ceiling, and floor coverings. Personal belongings will not be moved, and they will also limit the inspection. Excessive vegetation around the house will limit the inspection. This report will focus on the safety and functionality of systems and components. The inspector is not inspecting to make sure the house is up to current day building codes.

For your safety and liability purposes, we recommend that licensed contractors further evaluate and repair any critical concerns, deficiencies, and defects listed in the report. Please understand that this report is a snapshot in time and the inspection report is written to reflect the condition of items inspected on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will not play in any browser. Click on any video within the report to start playing.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

After you read the report, please make sure you contact the inspector to discuss any questions or concerns that you have about the report, or the deficiencies found during the inspection.

Our inspectors will perform a professional and thorough inspection in accordance with the terms of the pre-inspection agreement. However, we cannot predict or guarantee the future performance of any item we inspect.

Did you know you can get free warranty protection with your home inspection??? Aardvark Home Inspectors believes in protection with the inspection, and **via HWI we provide complimentary 90-day warranty coverage for our customers. We also provide a free 30-day home warranty option via Guard Home Warranty.**

Why do we offer warranty protection to you? Aardvark Home Inspectors cannot guarantee future performance of appliances or mechanical systems and things can break after the inspection. Failure to mechanical systems or appliances could cost you hundreds to thousands of dollars.

These complimentary warranty programs do not have an age restriction on appliances, offer you the ability to use your own contractor, provide 24/7 claims service, and gives you the ability to purchase enhanced long-term warranty coverage.

SOME PEACE OF MIND CAN COME WITH FREE HOME WARRANTY PROTECTION, **but you must activate the complimentary home warranty of your choice by going to the website on the flyer or scanning the QR code, otherwise there is no warranty coverage.**

The HWI 90-day warranty must be activated prior to closing, otherwise there is no warranty coverage. Included with the HWI complimentary 90-day warranty you will also get Executive Level Moving Experience, with a dedicated moving consultant. This moving experience is traditionally provided for executives of Fortune 500 companies as part of a relocation package, but with the HWI program you will get

the same level of service as some of the top executives in the country. Your dedicated moving consultant will assist in activating your complimentary HWI 90-day warranty and can help you with many of your moving needs.

Click here to activate the HWI home warranty <https://bit.ly/IPPAactivate>

The Guard Home Warranty must be activated within 6 months of the home inspection.

Click here to activate the Guard Home Warranty. <https://guardhomewarranty.com/aardvarkactivation>

You are trusting Aardvark to inspect your home and give you great advice and **today we are strongly recommending you activate the complimentary home warranty coverage of your choice shortly after your inspection.**

Activating your complimentary warranty is 100 percent free to you and it can do nothing but help you!!



WHAT IF TOTAL PEACE OF MIND CAME WITH A **30-DAY FREE TRIAL?** **NOW IT DOES. SIGN UP TODAY.**

Aardvark Home Inspectors Inc. has negotiated a free 30-day trial at no obligation to you!
Simply activate your free home warranty trial by going to the website below.

Activate online at <https://guardhomewarranty.com/aardvarkactivation>

Included in your free trial are the many great benefits Guard Home Warranty has to offer:

- + **NO AGE RESTRICTIONS** on your systems or appliances.
- + No service claim fee due unless your claim is approved.
- + \$25,000 in aggregate savings per contract term.
- + Simple, easy to use, online claims portal available day or night.
- + Top-notch customer service to help with all your claim needs.
- + Choose your own contractor.



Sign up today to receive protection against system and appliance
breakdowns that could break your budget.

Join now to have peace of mind that your home is covered by the
best, Guard Home Warranty.

Moving made easier with a FREE 90-day limited warranty and concierge services from Home Warranty!

Activation required with your Home Consultant



**Receive an
Executive-Level
Moving
Experience**

Protect your home and appliances with the Inspector Protection Plan:



**Ask your Home Consultant
about extending coverage
for 14 extra months!**

Activate the limited warranty with your Home Consultant, who will help establish the following:



**Need additional home services or
providers? Just ask!**



**Scan QR code to activate your FREE
90-day limited warranty with
your Home Consultant!**

Or visit <https://bit.ly/IPPactivate>



**Warranty and concierge services
must be activated prior to closing!**

This limited agreement is serviced and underwritten
by Home Warranty of the Midwest, Inc. and is
complimentary through your home inspector as a
part of your paid and completed home inspection.

IPP-01/01/2024



Visit homewarrantyinc.com/ITC to review
all plan terms and conditions for coverage, limitations,
and exclusions.

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Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY.

Aardvark Home Inspectors, Inc. 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 Home Inspectors, Inc. 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 Home Inspectors Inc. permission to send the Home Inspection Report, Invoices, and all other inspection related reports to the Title Company and/or Mortgage Company which is processing the real estate transaction.

The home inspection will be automatically sent to the buyer's agent when complete to help facilitate any needed repairs etc. If for any reason the buyer's agent should not be given a copy of the report the inspection company will need to be notified prior to the inspection taking place.

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 customer paying for said report at the time of the inspection.

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.

The inspector will be able to explain what he or she saw about each item. Maintenance and other items may be discussed at the time of the inspection but are not part of this inspection.

It is understood and agreed that Aardvark Home Inspectors Inc. 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.

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. 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 must return and reinspect obstructed items not accessible at the time of the inspection, a reinspection fee will be charged.

If there is a crawl space and/or attic 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 attic space and/or crawl space. If the access to the attic space and/or crawl space is not open for the inspector, then the attic space and/or crawl space will be excluded from the inspection process. A re-inspect fee will be charged if the inspector has to return to the house to inspect the attic space and/or crawl space.

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.

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. If the person(s) for whom the inspection was performed hired Aardvark Home Inspectors, Inc. to perform a Sellers Home Inspection or Pre-Listing Home Inspection, then the person(s) for whom the inspection was performed does hereby grant Aardvark Home Inspectors, Inc. permission to share all listing information about the subject property and post and distribute the home inspection report to Inspectedhouses.com

Smoke Alarms and Alarm Systems: If there is a central station alarm system in the house with fire alarms connected

the smoke alarms will not be tested. The alarm system will not be tested either. If the smoke alarms are installed too high to be reached, they will not be tested.

Pests and Rodents: The home inspector is not required to determine the presence or evidence of rodents, birds, bats, animals, insects, or other pests.

Crawl Space: The crawl space 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. In this case, the client is advised that this is a limited review, and a licensed contractor should be contacted for a more detailed inspection and review of crawlspace conditions.

HVAC SYSTEMS: Heating and cooling systems will be inspected to determine if they are performing their intended function. Aardvark will identify the models and ages of HVAC systems. Aardvark will determine if HVAC systems have been professionally serviced within the last three years. Aardvark will inspect gas lines to the furnace and water heater for sediment traps and will inspect all visible vent pipes. Heat exchangers will NOT be inspected, no warranties or representations will be made about heat exchangers. A.C. systems will not be turned on if the outside temperature is below 65 degrees.

WINDOWS: The windows will be inspected/evaluated. Some windows may not be able to be inspected due to the location, and or items in the way. The windows will be checked for blown seals, but this does not always make itself readily visible. For this reason, some blown window seals may not be in the report. We do a visual inspection of accessible windows. We do not remove cladding or disassemble windows as part of the inspection process. Wood core windows are prone to wood rot and moisture damage that may not be visually noticeable on the exterior of the windows. If further details or a more comprehensive assessment of the windows is wanted then it is recommended that a licensed contractor or a window professional be contacted to perform the assessment.

LEAD BASE PAINTS: Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet:

<http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf>

FIREPLACES: Aardvark will PARTIALLY inspect any fireplaces that are in the home, however due to the variances in the makes models and sizes of fireplaces, Aardvark does not warranty the inspection of fireplaces. Aardvark does not test and fully inspect wood burning stoves. Aardvark recommends that fireplaces be inspected by a secondary licensed company.

POOLS, SPAS, HOT TUBS, SEPTIC/WELL/FLOOR DRAINS: Aardvark does not inspect/test non-permanent fixtures in the home, 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 the floor drains in the basement or in a garage.

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. Often the copper lines are hidden within the walls, crawlspace or attics of the home. If copper lines are readily visible, they will be noted in the report. However, there is no warranty against copper lines in the home.

EXTERIOR AND BURIED WATER AND SEWER LINES: Aardvark will not inspect the exterior or buried water lines and sewer lines. The inspection is a visual inspection utilizing standard controls. Since the lines are not visible to the inspector, and we cannot make a determination of their condition, Aardvark does offer and add on a Sewer Scope Service outlined below.

APPLIANCES: Aardvark will test the appliances in the home at the time of the inspection; However, if the washer/dryer has items in them, they will NOT be tested. Aardvark does NOT warranty any appliances in the home. Some appliances may only be able to be partially inspected. Example: Self-cleaning portion of oven will not be tested, ice makers will not be tested etc. The 220 outlets for dryers, stoves etc. will not be tested.

RADON SYSTEMS: The home inspector may make notes of possible defects or install issues of the radon mitigation system. The home inspector is not a licensed radon mitigation contractor but does have general knowledge of systems. If there are notes on a radon mitigation system, or a radon mitigation system installed it is recommended that the entire system be further evaluated, and repairs be made as needed by a licensed radon mitigation company. Aardvark recommends that all recommended repairs, improvements and/or, investigations of possible repairs be performed prior closing.

ADDITIONAL ADD-ON SERVICES OFFERED BY AARDVARK:

Aardvark does offer additional add-on inspection services such as sewer scope, radon testing, mold testing, well and pool inspections.

Sewer Scope Inspection: If you have requested us to perform a Sewer Scope Inspection to inspect the property's sewer line to evaluate its condition and to identify any components that may need immediate repair or clearing of debris. This inspection will include accessing the sewer line and inserting a camera device or scope into it to evaluate it. We will provide you with a report with photos of the sewer scope process.

The report we prepare will be based on our visual observations and the data we collect from the inspection camera equipment. The inspection and evaluation are not intended to be technically exhaustive. We will provide a written Sewer Scope Inspection Report that is a summary of observations and unbiased opinions based on the experience of the inspector. The inspection is not considered completed until the written Sewer Scope Inspection Report is delivered. The Sewer Scope Inspection Report will outline and define the portions of the sewer line that were inspected, as well as any areas that were not inspected and the reason(s) they were not inspected, in addition to general statements of what is commonly included and excluded during such an inspection. The Sewer Scope Inspection Report, together with this Agreement, represents the final statement on the condition of the sewer line at the time of the inspection, and the final statement on what was included and/or excluded in the inspection.

No-Warranty Clause, Limitations of Liability, and Exclusions

The inspection is intended to reduce risk but cannot eliminate all risk. You should be aware that:

*If the cap cannot be removed from the lid the scope will not be performed and the money will be returned.

+The inspector will not observe every square inch of the sewer system and may fail to see or note a defect.

*Defects may exist that cannot be detected by visual inspection only.

*The inspection and Inspection Report in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future.

*The inspection and Inspection Report DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.

*The inspector and his/her employees or agents shall not be held liable for the cost of repairing any defects or deficiencies, whether present at the time of the inspection or arising in the future, or for any consequential property damage or bodily injury of any nature.

*The inspector is not responsible for claims relating to conditions that may be altered or repaired without notice or inspection.

*Sewer camera Line will only go out 100 ft

*The sewer scope will be inserted at the exterior cleanout/riser if there is one.

Radon Testing:

We or our subcontractor will test for radon at the property to measure the radon level in the air using an approved short-term charcoal collection device. This will require a minimum of 48 hours but may take longer.

Radon is a colorless, odorless, radioactive gas that may be harmful to humans. The amount of radon in the air is measured in picocuries of radon gas per liter of air, or "pCi/L." While any radon exposure creates some risk to health, the EPA considers a level of 4 pCi/L or higher dangerous and recommends that you take remedial measures to reduce or eliminate radon.

This Agreement is for testing only. We are not responsible for correcting or mitigating radon issues. Our report is only supplementary to the seller's disclosure.

Our report is for your use. You grant us permission to discuss our observations and test results with real estate agents, owners, repair persons, and other interested parties.

Our inspection and report are not a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the property. We expressly disclaim all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, to the fullest extent allowed by law. We are not liable for any errors the laboratory makes.

You will comply with our instructions for the proper testing, detection and analysis of radon gas levels in the property. We are not liable for any negligence or other interference that you or any other person has caused. This Agreement is for radon testing only.

You agree that our liability (and that of our agents, employees, etc.) for claims arising out of this Agreement shall be limited to liquidated damages in an amount equal to the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages, or for the loss of the use of the property. You acknowledge that the liquidated damages are not intended as a penalty but are intended to: (i) reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) allocate risk among us; and (iii) enable us to perform the inspection at the stated fee.

If you are the property owner, you understand that, as part of our radon testing, we or our subcontractor will leave certain

equipment in your residence. If the equipment is lost, stolen, damaged, or destroyed while in your residence, you agree to pay us or our subcontractor for the cost to replace the equipment with identical new equipment. You understand that in that situation, it would take time to obtain new equipment and that without the equipment, we or our subcontractor will be unable to engage in radon testing and will therefore be losing income.

Mold Testing:

If potential mold is found in the home, 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.

Well Test:

Aardvark offers well inspections to test the overall condition and operation of the well. The well head, bladder tank, pressure gauge will be inspected for overall condition and any deficiencies will be noted. A well yield test will be conducted running at least 350 gallons from the well. The flow rate and cycle times of the well are measured and recorded. Aardvark uses a third party to offer a well warranty if the well passes the visual and yield test. The results are sent to a third-party company, Welgard, for review. If the well and equipment pass visual and yield inspection the well will be covered by Welgard with a warranty that covers all the well equipment and the well itself.

POOL INSPECTION:

The pool/spa inspection is to be performed (according to Aardvark Standards of Practice) for the Client identified in this contract is a non-invasive visual inspection, performed for the fee set forth below, designed to identify material defects in the pool/spa components as they exist at the time of the inspection. The term material defect is defined as the presence of patent defects or material deferred maintenance of the pool/spa systems, components, or equipment. This definition specifically excludes deficiencies that are normally remedied during routine operating maintenance and, which generally do not represent a material defect of the pool or spa system. This pool/spa inspection is not intended to be technically exhaustive. The inspector may indicate a concern that is beyond the scope of the inspection. However, this does not in any way assume the inspection is being performed outside the Standards of Practice. Pool & Spa inspection is NOT a code inspection. Inspector shall prepare a written inspection report for the sole use and benefit of the Client identified in this contract. The pool/spa inspection report shall describe and identify the inspected systems, and components of the pool/spa, and shall identify material defects in those systems and components observed during the inspection. Client agrees to read the entire inspection report when it is received and shall promptly contact the Inspector with any questions or concerns the client may have regarding the pool/spa inspection or the inspection report.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS: Excluded from this pool/spa inspection is any system, structure, or component of the pool/spa, which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client has agreed is not to be inspected. The following are excluded from the scope of this pool/spa inspection unless specifically agreed otherwise between Inspector and Client:

1. Determining compliance with installation guidelines, manufacturers' specifications, building codes, all ordinances, regulations, covenants, zoning, or other restrictions, including local interpretations thereof.
2. Obtaining or reviewing information from any third parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, real estate agents or brokers.
3. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soil-related examinations.
4. Certain factors relating to any systems, structures, or components of the pool/spa, including, but not limited to adequacy, efficiency, durability or remaining useful life, costs to repair, replace, or operate, fair market value, or advisability of purchase.
5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, chemicals, corrosive contaminants, wildfire, geologic or flood.
6. Dismantling of any system, structure, or component, or performing any intrusive or destructive examination, testing or analysis.
7. Systems or components of the pool and or spa that are not permanently installed.
8. Systems, structures, or components not specifically identified in the written inspection report.
9. Operating systems or components that have been disconnected, shut down or in the opinion of the inspector could result in damage to the pool/spa's components or systems.
10. Inspecting any below grade components or underground systems or portion thereof or pressure testing of any piping.
11. Come into contact with pool/spa water to examine the system, structure, or components.
12. Examine accessories, such as, but not limited to: fountains, waterfalls, diving or jump boards, ladders, slides, steps,

or any other recreational components including pool equipment enclosures. (Pool houses/sheds)

13. Operating or evaluating, security systems, alarms, remote controls, radio controls, computer controls, low voltage electrical systems, antennas, electronic controls, key operated switches, timers, photo-electric, motion sensing, or other such similar non-primary electric devices, components, or systems.

14. Operating or evaluating, pool / spa covers, back-flushing systems, automatic water refills, anti-vortex drains, valves, air switches, jets, pool

cleaners, aerators, skimmers, chemical injection systems, water chemistry or other conditioning devices, and related components.

15. Evaluate thermostat(s) or their calibration, heating elements and solar systems.

16. Evaluating child access barrier adequacy of pool enclosures, regulatory compliance, and entrapment.

17. The inspection will not test for leaks inside the pool, at the pool's walls, skimmer, jets, returns, vacuum ports, drains or at the bottom of the pool.

18. The Inspection will not determine the structural integrity of the pool. Inspector is a pool/spa inspection generalist and is not acting as an expert in any trade. The pool/spa inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist in that specific trade or profession.

If the Inspector recommends consulting other specialized experts, the Client agrees to do so at their own expense. It is Client's duty and obligation to exercise reasonable care to protect themselves regarding the condition of the pool/spa, including those facts which are known to or within the diligent attention and observation of Client.

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 a \$50.00 penalty, and the buyer must then pay any, and all fees by credit card or cash. The buyer will be responsible for all attorney fees associated with reconciling payment.

Aardvark Home Inspectors, Inc. believes in providing ultimate customer service to our clients. We do our best to have all the environmental testing done prior to the home inspection taking place. This process gives our clients test results as fast as possible. In the event the home inspection is cancelled but environmental testing has already been performed, then the client is still required to pay for the environmental testing.

WARRANTY AFFILIATION:

Aardvark Home Inspectors does not guarantee future performance of any item or system that we inspect, however we do understand things can break after the inspection. Aardvark provides complimentary limited home warranty coverage through a third-party warranty company. Aardvark will email the warranty flyer to the Client and will also have the warranty flyer in the home inspection report. The free limited home warranty MUST be activated by the Client for the policy to be placed. Aardvark will not share the Client's information with the warranty company. Activating the free warranty is the sole responsibility of the client. If the Client does not activate the free warranty policy, then there is no warranty coverage. It is expressly understood and agreed that Aardvark is not a warranty company, and has no authority on how claims are processed, if claims are approved, or denied, and if, when, or how any payments on approved claims will be made.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY:

It is understood and agreed that Aardvark Home Inspectors, Inc. 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 Home Inspectors, Inc. 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 Home Inspectors, Inc. and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent hiring, negligent misrepresentation, or any other theory of liability or Aardvark Home Inspectors, Inc. and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the customer to Aardvark Home Inspectors, Inc. for the inspection and report.

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 house with the inspector.

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 HOME INSPECTION:

Kitchen

Page 15 Item: 3	Cabinets	• There is some staining consistent with mold to the cabinet under the kitchen sink; recommend a mold remediation professional fully evaluate this staining consistent with mold and make any recommendations, repairs or replacements deemed necessary
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Bedrooms

Page 20 Item: 6	Windows	• None of the bedroom windows qualify as egress windows according to current guidelines. An egress window must be no more than 44 inches off the floor, must have a minimum window opening of 20 inches wide, must have a minimum window opening of 24 inches high and must have a minimum window opening of 5.7 square feet. It is recommended a window professional fully evaluate the bedroom windows and make any recommendations, repairs or replacements deemed necessary
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Roof

Page 26 Item: 1	Roof	• There is a broken/missing shingle tab on the roof and there is a gap where the chimney meets the roof; It is recommended a licensed roofing professional make these repairs and fully evaluate the roof and make any recommendations, repairs or replacements deemed necessary
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Basement

Page 32 Item: 4	Basement Plumbing	• There are a couple active drips/leaks in the plumbing visible from the basement; recommend repair by a qualified contractor (replacement of these old galvanized supply pipes is highly recommended to prevent future leaks)
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Heating

Page 35 Item: 3	Differential	• The furnace manufacturers' expected temperature rise is between 40 to 70 degrees. The unit operated outside these specifications (73.5 degrees) It is recommended a licensed
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		HVAC professional fully evaluate the furnace system and make any recommendations, repairs or replacements deemed necessary
Cooling		
Page 37 Item: 2	Differentials	<ul style="list-style-type: none"> The average temperature differential for the A/C system is 14 to 22 degrees. We achieved a differential of 2.5 degrees, outside the expected range. It is recommended a licensed HVAC professional fully evaluate the a/c system and make any recommendations, repairs or replacements deemed necessary
Electrical		
Page 38 Item: 2	Service Panel	<ul style="list-style-type: none"> There is a missing knock out hole cover in a sub panel in the basement and there is extensive rusting in a sub panel; recommend repair or replacement by a qualified contractor
Page 40 Item: 3	Overcurrent Protection	<ul style="list-style-type: none"> There is a double posted breaker in the electrical panel and there is a 12 gauge wire on a 30 amp breaker in the electrical panel (12 gauge wires are rated for 20 amp maximum) recommend repair or replacement by a qualified contractor
Page 40 Item: 4	Interior/Exterior Wiring	<ul style="list-style-type: none"> There is a wire in the electrical panel that may be aluminum or possibly tin/zinc plated copper; if it is aluminum then it is now a known defective product. There are neutrals and grounds posted on the same bus bar in a couple sub panels. There are double posted mains in a couple sub panels, there are double posted breakers in a sub panel and there are double posted neutrals in a sub panel. There are electrical wires run along the basement walls that should be in conduit. It is recommend a licensed electrician make these repairs and fully evaluate the electrical system and make any recommendations, repairs or replacements deemed necessary
Page 41 Item: 5	Outlets	<ul style="list-style-type: none"> Some outlets throughout the house are older 2 prong type outlets which may indicate that there is some older knob and tube type wiring that is still active and some outlets throughout the house tested as open ground; recommend repair or replacement by a qualified contractor
Page 41 Item: 6	Electrical Fixtures	<ul style="list-style-type: none"> The bedroom number 1 ceiling fan pull chain switch is inoperable; recommend repair or replacement by a qualified contractor
Page 42 Item: 7	GFCI	<ul style="list-style-type: none"> The basement outlets are not all GFCI protected; recommend replacement by a qualified contractor
Page 42 Item: 8	240 Volt Service	<ul style="list-style-type: none"> The high voltage dryer outlet is not secured to the wall; recommend repair by a qualified contractor
Plumbing		
Page 43 Item: 3	Drain/Waste/Vents	<ul style="list-style-type: none"> The cast iron sewer drain pipe in the basement is cracked and the north exterior sewer clean out is damaged; recommend repair or replacement by a qualified contractor
Page 44 Item: 4	Hose Bibb	<ul style="list-style-type: none"> The south exterior hose bib leaks at the handle and the north exterior hose bib leaks at the handle; recommend replacement by a qualified contractor

Exterior Areas

Page 46 Item: 3

Exterior Windows

- There is some moisture staining between the glass panes of the living room east window implying blown seals; recommend repair or replacement by a qualified contractor

Inspection Details

1. Attendance

Client present briefly at the beginning of the inspection and then at the end of the inspection

2. Home Type/Style

Single Family Home - Detached Commercial Structure

3. Occupancy/Limitations

Occupied - Furnished • There are cosmetic blemishes to various areas of the walls, ceilings, flooring, doors, cabinets and trim throughout the house including scuffs or scrapes, nail holes, minor cracks, stains, un-repaired areas or repairs made with poor workmanship. Cosmetic blemishes generally do not take away from the house value or functionality

4. Weather Conditions

Sunny, 65 to 75 degrees

Kitchen

The kitchen 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; (E) test smoke detectors. (F) test all accessible electrical and plumbing components. The inspector will inspect the appliances and run the appliances to determine if they were working at the time of the inspection. Major deficiencies or items which are not performing their intended function will be documented in the report. 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; (F) recreational facilities; or (G) move furniture.

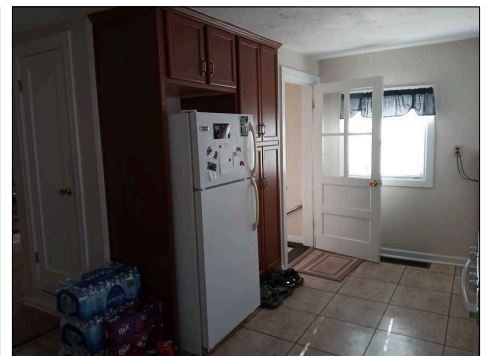
1. Room Location



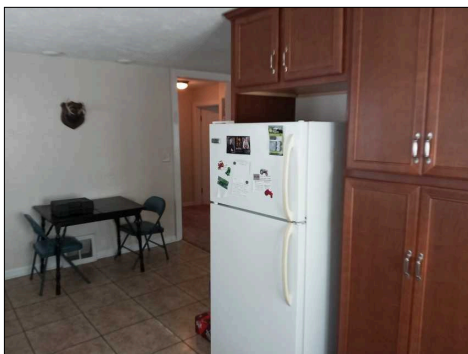
View of kitchen



View of kitchen



View of kitchen



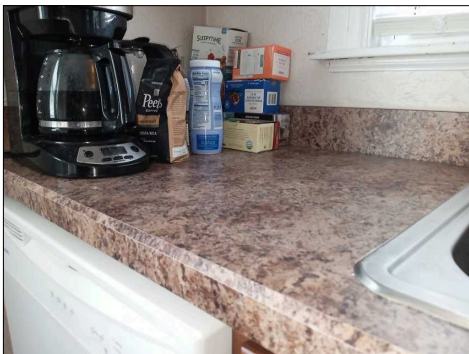
View of kitchen



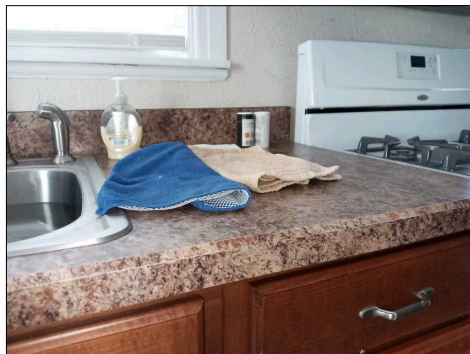
View of kitchen

2. Countertops

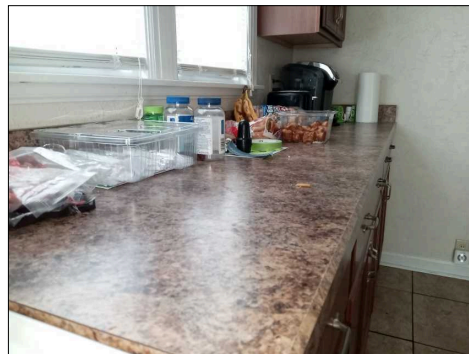
Countertop Material: Laminate



View of countertops



View of countertops



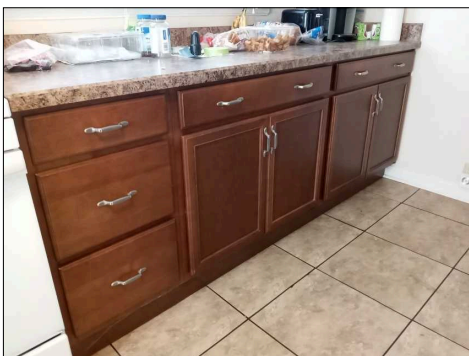
View of countertops

3. Cabinets

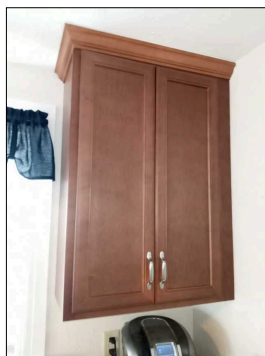
Cabinet Material: Wood

Observations:

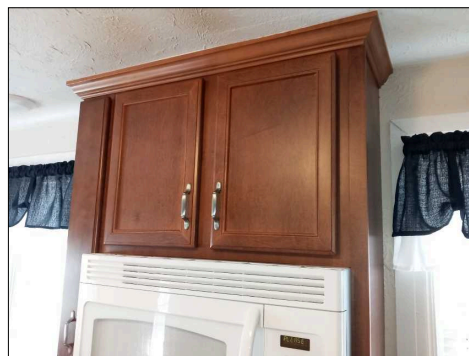
- There is some staining consistent with mold to the cabinet under the kitchen sink; recommend a mold remediation professional fully evaluate this staining consistent with mold and make any recommendations, repairs or replacements deemed necessary



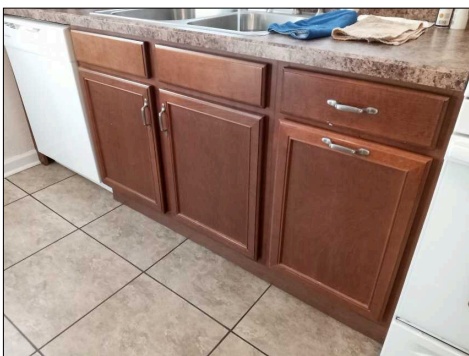
View of cabinets



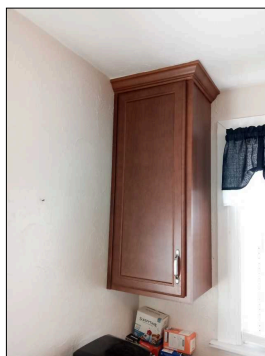
View of cabinets



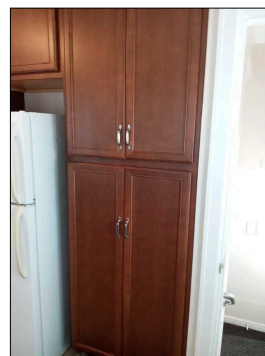
View of cabinets



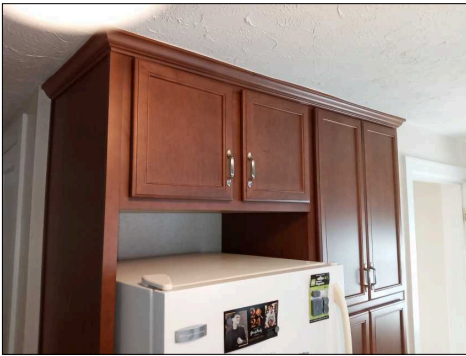
View of cabinets



View of cabinets



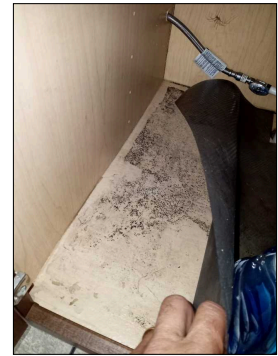
View of cabinets



View of cabinets



View of cabinets



Staining consistent with mold to the cabinet under the kitchen sink

4. Sinks

Observations:

- No major deficiencies observed at the time of inspection



The sink was filled for testing



The spray nozzle operated



View of the plumbing under the sink

5. Floor

Floor Type: Vinyl squares (tiles)

6. Walls

Wall Type: Plaster

7. Ceiling

Ceiling Type: Plaster

8. Windows

Observations:

- The window was operated and no major issues were found.

9. Doors

Observations:

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

10. Outlets/Switches/Fixtures

Observations:

- The fixtures/lights operated.

11. GFCI

Observations:

- **GFCI** tested and functioned properly.

Appliances

Testing or commenting on appliances is beyond the scope of the home inspection, however if an appliance is visually inspected and tested the inspector will (A) identify the name of the appliance; and (B) test the appliance in normal operating mode; (C) report on appliance that did not operate at the time of the inspection. The home inspector is not required to (A) ignite pilots; or (B) guarantee the future performance of the appliances.

1. Dishwasher

Details: Manufacturer: Frigidaire

Observations:

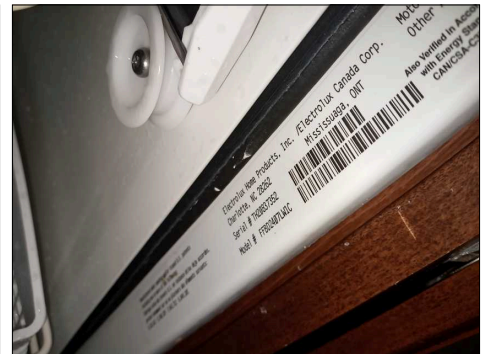
- The appliance operated at the time of the inspection.
- The dishwasher drain line is not installed with a high loop. A high loop can prevent dirty water from re-entering the dishwasher.



View of Dishwasher



No high loop



Appliance manufacturer plate

2. Oven/Range

Type: Gas Connections

Details: Manufacturer: Whirlpool

Observations:

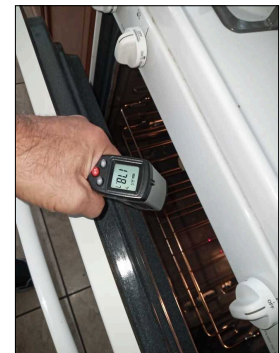
- The appliance operated at the time of the inspection.



View of Range



Appliance manufacturer plate



View of oven operating

3. Microwave

Details: Manufacturer: GE

Observations:

- The appliance operated at the time of the inspection.



View of Microwave



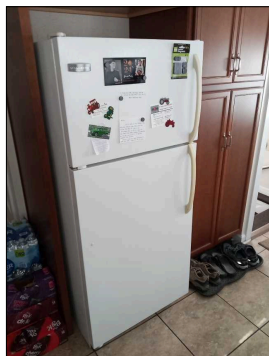
Appliance manufacturer plate

4. Refrigerator

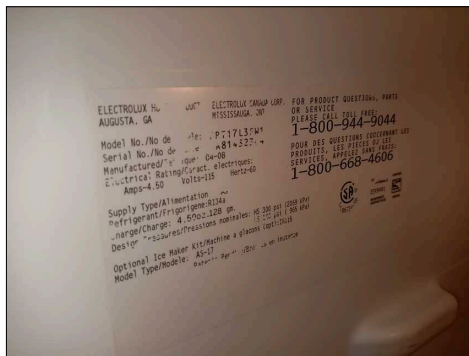
Details: Manufacturer: Frigidaire

Observations:

- The appliance operated at the time of the inspection.



View of Refrigerator



Appliance manufacturer plate



View of Refrigerator Operating



View of Freezer Operating

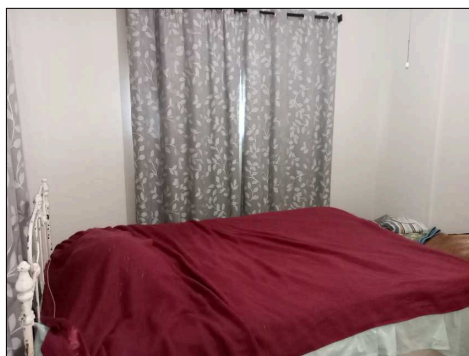
Bedrooms

The bedroom 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; (E) test smoke detectors. 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; (F) recreational facilities; or (G) move furniture.

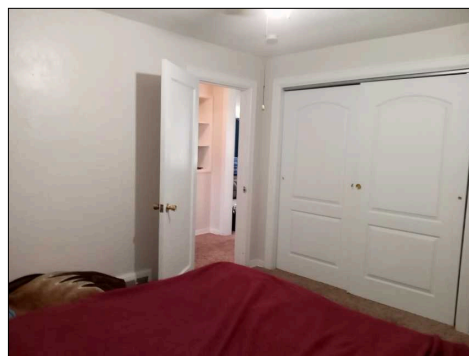
1. Bedroom Location(s)



Bedroom number 1 is located in the north west corner of the house



View of bedroom #1



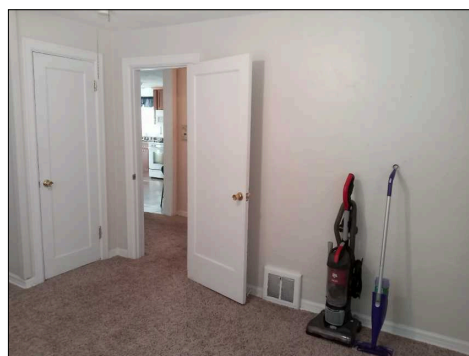
View of bedroom #1



Bedroom number 2 is located in the north east corner of the house



View of bedroom #2



View of bedroom #2

2. Ceiling Fan

Observations:

- Although the ceiling fans operated, the ceiling fans are missing protective covers at the light fixtures; recommend installing protective covers



The ceiling fans are missing protective covers at the light fixtures

3. Floor

Floor Type: Carpet

4. Walls

Wall Type: Plaster

5. Ceiling

Ceiling Type: Plaster

6. Windows

Observations:

- The windows operated
- None of the bedroom windows qualify as egress windows according to current guidelines. An egress window must be no more than 44 inches off the floor, must have a minimum window opening of 20 inches wide, must have a minimum window opening of 24 inches high and must have a minimum window opening of 5.7 square feet. It is recommended a window professional fully evaluate the bedroom windows and make any recommendations, repairs or replacements deemed necessary



None of the bedroom windows qualify as egress windows according to current guidelines

7. Doors

Observations:

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

8. Closets

Observations:

- The closets are in serviceable condition.

9. Outlets/Switches/Fixtures

Observations:

- The tested lights and outlets operated.

10. Smoke Detectors

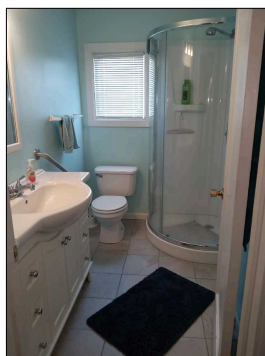
Observations:

- The smoke detector(s) operated during the inspection.

Bathroom

The bathroom(s) of the house will be visually inspected: (A) the walls, ceilings, and floors;(B) the countertops and a representative number of installed cabinets; (C) doors and windows; and (D) plumbing inspection will include inspecting:(i) fixtures and faucets; (ii) the drain, waste, and vent systems including all fixtures; (iii)toilets; and (iv)tubs and showers (including jetted tubs). Inspectors are not required to inspect or operate (A) safety valves or shut-off valves; (B) remove inspection or plumbing access panels;. and (C) guarantee or warranty the future performance of the plumbing system. Fiberglass tubs and showers can flex and crack when stood in. The inspector will not stand in the tub or shower while operating the shower or tub fixtures. Cracks in tub may develop and open up when the tub/showers are used, this does not always appear at the inspection. **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. Location



View of three quarter bathroom

2. Countertops

Countertop Material: Solid Surface



View of counter top

3. Cabinets

Cabinet Material: Wood



View of cabinet



View of cabinet

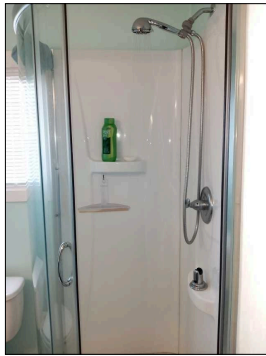
4. Shower

Shower Type: Fiberglass

Enclosure Type: Sliding Glass Doors

Observations:

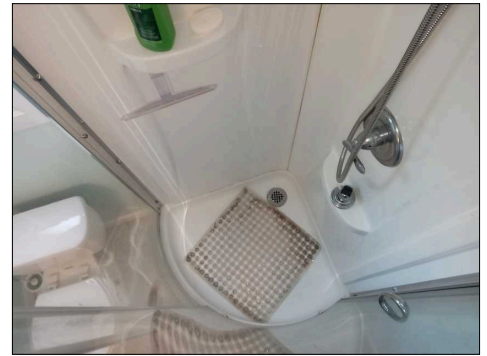
- No major deficiencies were observed at the time of inspection.



View of shower operating



View of shower operating



View of shower base

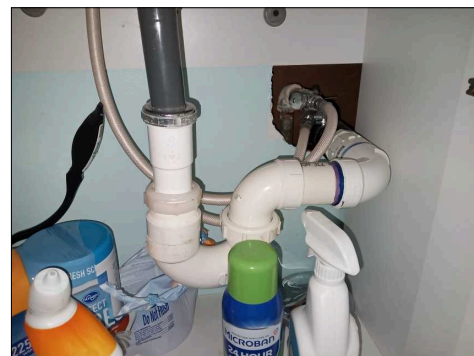
5. Sinks

Observations:

- No major deficiencies observed after test.



The sink was filled for testing



View of the plumbing under the sink

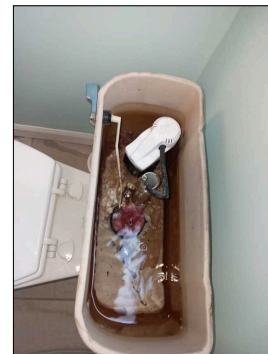
6. Toilets

Observations:

- The toilet operated at the time of inspection.



View of toilet



View of toilet

7. Ventilation Fan

Observations:

- The bath fan was operated and no issues were found.

8. Outlets/Switches/Fixtures

Observations:

- The lights operated.

9. GFCI

Observations:

- GFCI tested and functioned properly.

10. Floor

Floor Type: Ceramic tile

11. Walls

Drywall Type: Drywall or plaster

12. Ceiling

Ceiling Type: Drywall or plaster

13. Doors

Observations:

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

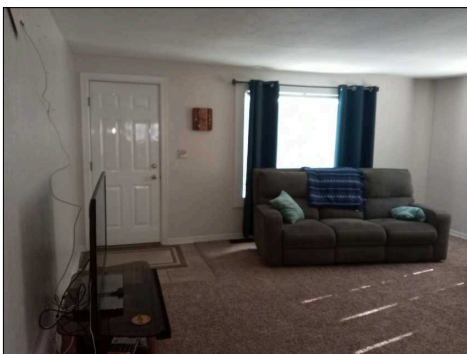
Interior Areas

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, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

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.

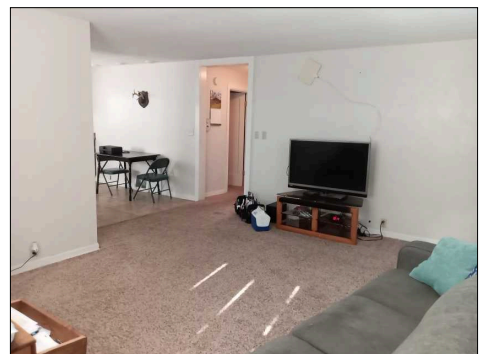
1. Interior Locations



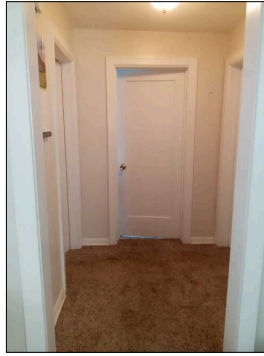
View of living room



View of living room



View of living room



View of hallway

2. Floor

Floor Type: Carpet

3. Walls

Wall Type: Plaster

4. Ceiling

Ceiling Type: Plaster

5. Windows

Observations:

- The windows were operated and no major issues were found.

6. Closets

Observations:

- The closet is in serviceable condition.

7. Outlets/Switches/Fixtures

Observations:

- The tested lights and outlets operated.

Laundry

1. Room Locations



View of laundry area

2. Washer

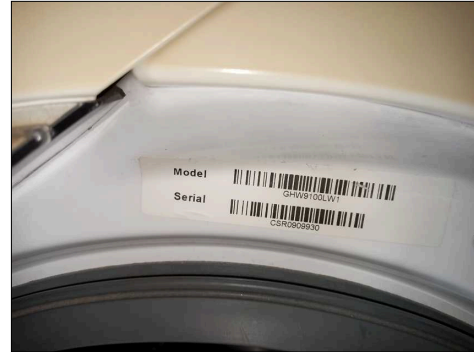
Details: Manufacturer: Whirlpool

Observations:

- The washing machine operated at the time of the inspection.



View of Washer



Appliance manufacturer plate

3. Dryer

Connections: Electric

Details: Manufacturer: Whirlpool

Observations:

- The dryer operated at the time of the inspection.



View of Dryer



Appliance manufacturer plate

4. Dryer Vent

Observations:

- The dryer vent cover is missing a louver; mice may enter the structure here. Recommend replacement of the vent cover



Missing dryer vent louver

5. Countertops

Countertop Material: Laminate



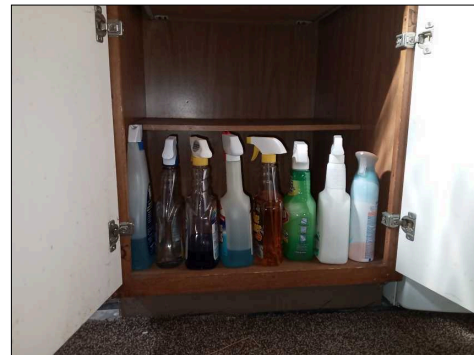
View of countertops

6. Cabinets

Cabinet Material: Wood



View of cabinets



View of cabinets

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; or (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. Roof

Inspection Process:

- Partially walked

Type/Materials:

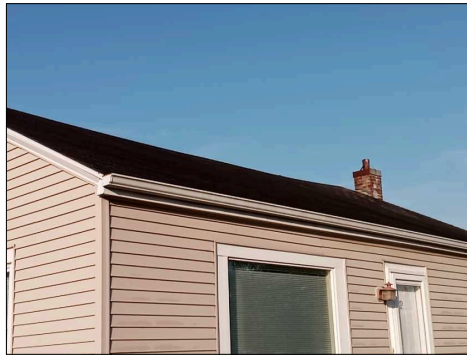
- Gable Roof
- Asphalt shingles
- The shingles on the roof appear to be in pretty decent condition; with proper repairs and maintenance the shingles most likely have many years left of their serviceable life cycle

Observations:

- There is a broken/missing shingle tab on the roof and there is a gap where the chimney meets the roof; It is recommended a licensed roofing professional make these repairs and fully evaluate the roof and make any recommendations, repairs or replacements deemed necessary



View of the roof from the ground



View of the roof from the ground



View of the roof edge



Broken/missing shingle tab



Gap where the chimney meets the roof



View of the roof



Close view of the roof



View of the roof

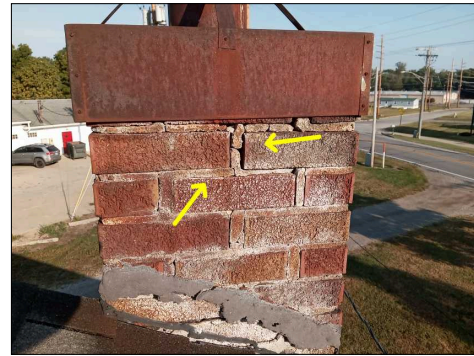
2. Chimney

Observations:

- There is some loose/cracking or missing mortar between some chimney bricks and the chimney is missing a metal screened flue pipe cover to prevent birds or rodents from nesting in the chimney; recommend repair by a qualified contractor or the chimney could be removed since it is no longer in use



Missing metal screened flue pipe cover



Loose/cracking or missing mortar between some chimney bricks

3. Roof Boots

Observations:

- No major deficiencies or deterioration observed on roof boot flashing at time of inspection.



View of the roof boot



View of the roof boot

Attic

The inspector shall visually inspect the attic, Insulation and ventilation as follows: (i) the insulation and vapor retarders in unfinished spaces; (ii) the ventilation of attics and foundation areas; and (iii) the mechanical ventilation systems; and (B) describe: (i) the insulation and vapor retarders in unfinished spaces; and (ii) the absence of insulation in unfinished spaces at conditioned surfaces. (2) Inspectors are not required to: (A) disturb insulation or vapor retarders; (B) determine indoor air quality; (C) walk through attics or crawl spaces that are deemed inaccessible or unsafe; (D) determine the presence or evidence of rodents, birds, bats, animals, or other pests. If an attic access is too high, is obstructed, is undersized, is sealed, is unsafe, or is composed of materials which can be damaged if walked upon, the attic is not entered or walked. Therefore, client is advised that this is a limited review and a licensed contractor should be contacted for a more detailed inspection and review of attic condition.

If deficiencies are discovered, then it is recommended those deficiencies be further examined and repaired by licensed professionals.

1. View of Attic Space(s)



View of attic



View of attic

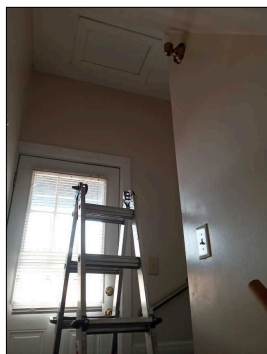


View of attic

2. Attic Access

Observations:

- The undersized access panel prevented the inspector from entering the attic space therefore the attic space was partially inspected from the access panel only; no warranties or representations can be made about the fitness of the inaccessible areas of the attic space



View of attic access

3. Insulation

Insulation Type: Blown Fiberglass Insulation

Depth: Insulation averages 3 to 4 inches. Recommend installing more.

Observations:

- The access panel is not insulated; recommend fully insulating the access panel to prevent heat loss



The access panel is not insulated



Insufficient attic space insulation

4. Ventilation

Ventilation Type: Gable Vents • Roof Box Vents - Dings or dents to the roof box vents



Dings or dents to the roof box vents

5. Additional Comments or Observations



Load bearing wall support header is missing joist hangars

Basement

The structural inspection will include visually inspecting (i) the structural components including foundation and framing; and (ii) by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist, but probing is not required when probing would damage any finished surface or where no deterioration is visible. The foundation, wood framing, roof structure and attic spaces will be visually inspected. Inspectors are not required to: (A) provide any engineering service or architectural service; or (B) offer an opinion as to the adequacy of any structural system or component. (C) guarantee future performance of any structural components. It should be noted that fixed wall, ceiling, and flooring coverings will limit the inspection. **If structural deficiencies are discovered then it is recommended that either a structural engineer, foundation expert, or framing expert further examine the structure and make any repairs or replacements deemed necessary.**

1. View of Substructure(s)



View of basement



View of basement



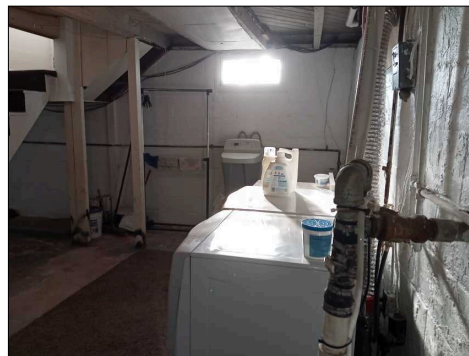
View of basement



View of basement



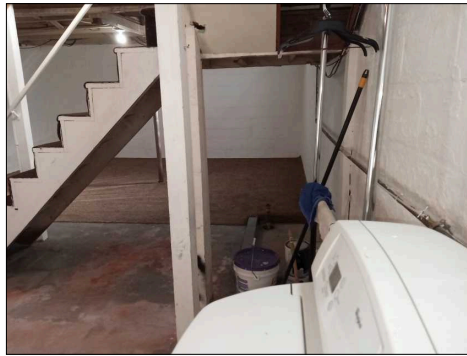
View of basement



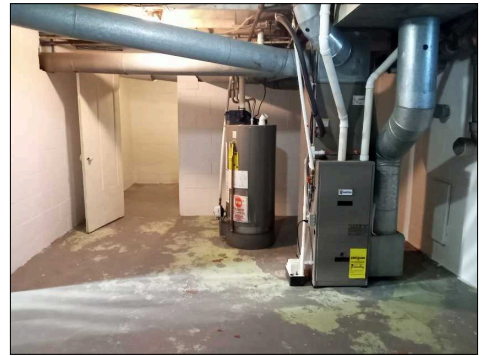
View of basement



View of basement



View of basement



View of basement



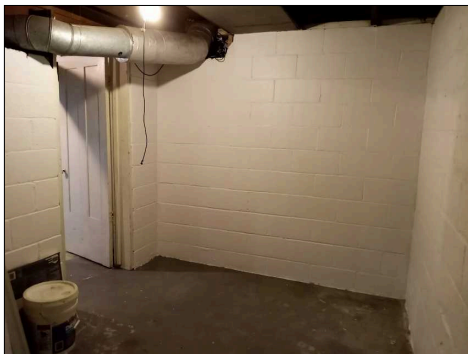
View of basement



View of basement



View of basement



View of basement



View of basement

2. Windows

Observations:

- The basement does not have an egress window in it therefore the basement should not be used for sleeping quarters.



No egress window

3. Sump Pit/Pump Findings

Details: Submersible

Observations:

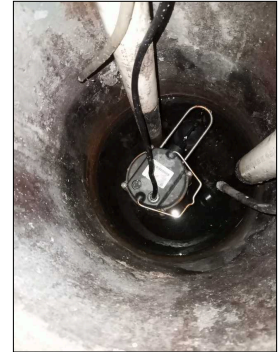
- Although the sump pump operated, it is recommended a sump pit cover be installed



View of the sump pit



The sump pit cover is missing



The sump pump operated

4. Basement Plumbing

Observations:

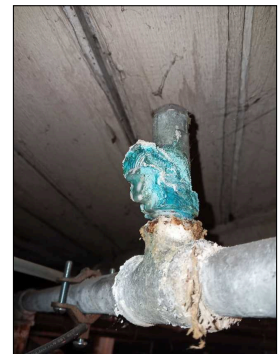
- There are a couple active drips/leaks in the plumbing visible from the basement; recommend repair by a qualified contractor (replacement of these old galvanized supply pipes is highly recommended to prevent future leaks)



Old shallow well pipe should be capped



There is an active drip/leak in the plumbing visible from the basement

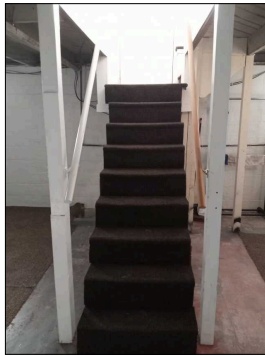


There is an active drip/leak in the plumbing visible from the basement

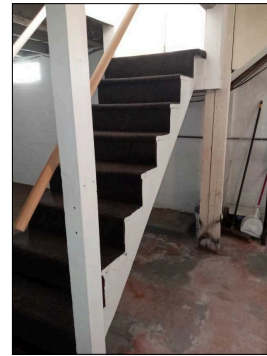
5. Stairs

Observations:

- The basement stairway is missing banister railings with spindles spaced no more than 4 inches apart to prevent someone from stepping off the side of the stairway; recommend installing banister railings with spindles



View of basement stairway



Missing banister railings with spindles spaced no more than 4 inches apart

Foundation/Framing

The structural inspection will include visually inspecting (i) the structural components including foundation and framing; and (ii) by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist, but probing is not required when probing would damage any finished surface or where no deterioration is visible. The foundation, wood framing, roof structure and attic spaces will be visually inspected. Inspectors are not required to: (A) provide any engineering service or architectural service; or (B) offer an opinion as to the adequacy of any structural system or component. (C) guarantee future performance of any structural components. It should be noted that fixed wall, ceiling, and flooring coverings will limit the inspection. **If structural deficiencies are discovered then it is recommended that either a structural engineer, foundation expert, or framing expert further examine the deficiencies and make any repairs or replacements deemed necessary.**

1. Foundation

Foundation Type: Full unfinished basement

Foundation Material: Masonry Block

Observations:

- The foundation is an older hollow block foundation which has some signs of moisture staining, staining consistent with mold, scaling and bowing. It is possible during heavy periods of rain that water could leak through the foundation. Signs of past water penetration were found at time of the inspection.
- If water does leak into the basement then it is recommended a foundation or water proofing expert fully evaluate the foundation and make any recommendations, repairs or replacements deemed necessary



Bowing to the foundation



There is some moisture staining and scaling to the foundation visible from the basement



There is some moisture staining and scaling to the foundation visible from the basement



There is some staining consistent with mold to the foundation visible from the basement

2. Framing Structure

Framing Structure Material: Conventional Wood Framing

Observations:

- There is a cracked joist visible from the basement; recommend repair by a qualified contractor



There is a cracked joist visible from the basement that should be repaired

3. Sub Flooring

Observations:

- There is some moisture staining to the floor decking visible from the basement most likely caused by plumbing leaks in the past; these areas were dry during the inspection



There is some moisture staining to the floor decking visible from the basement

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 System

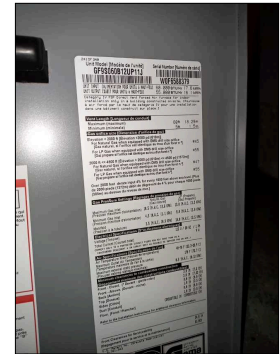
System Details: Natural Gas • Heating Manufacturer: Guardian • Year Manufactured: 2006
System Type: Forced Air System



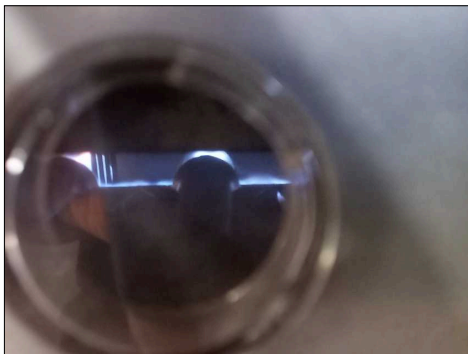
View of furnace



View of furnace interior



Manufacturer plate



View of furnace operating



No carbon monoxide detected

2. Venting

Vent Material: Plastic - PVC vent

3. Differential

Observations:

• The furnace manufacturers' expected temperature rise is between 40 to 70 degrees. The unit operated outside these specifications (73.5 degrees) It is recommended a licensed HVAC professional fully evaluate the furnace system and make any recommendations, repairs or replacements deemed necessary



Heat return air



Heat supply air

4. Ductwork/Supply Piping

Observations:

- Although air flow was detected coming from all of the ducts, the bathroom duct is missing a vent cover
- The heating ductwork has fibrous material present that may or may not contain asbestos. The EPA recommends leaving it undisturbed if in good condition or encapsulation with insulation, latex paint, etc. For further information, visit the EPA website and/or contact a qualified asbestos abatement professional.



Fibertape on duct lines



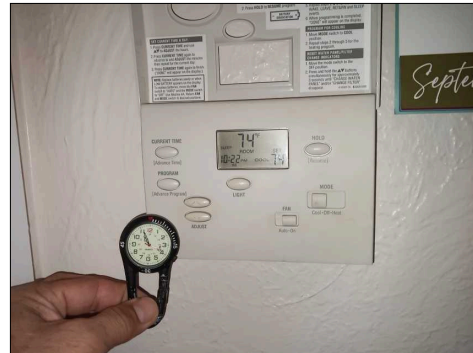
A missing vent cover in the bathroom

5. Thermostat

Thermostat located at: Main Level
Thermostat Type: Digital



View of thermostat beginning of inspection



View of thermostat end of inspection

6. Filter

Filter Size/Type: 16" x 25" x 1" • Disposable
Filter Location: Right Side of the Cabinet

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; or (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

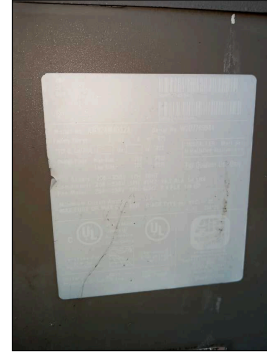
Unit Age/Brand: Cooling Manufacturer: Luxaire • Year Manufactured: 2007

Observations:

- The average life span of an **a/c** unit is about 20 years; this a/c unit may need replaced sooner rather than later



View of the 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 2.5 degrees, outside the expected range. It is recommended a licensed HVAC professional fully evaluate the a/c system and make any recommendations, repairs or replacements deemed necessary



A/C return air



A/C supply air

3. Refrigerant Lines

Observations:

- Deteriorating insulation near the A/C condenser unit. Recommend repairs to improve efficiency.



Deteriorated insulation on the a/c lines

4. Service Disconnect



View of the a/c unit electrical disconnect

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: Overhead Service Cable



View of the electric meter

2. Service Panel

Panel/Shut Off Locations: The main electrical panel is located in the basement • The 4 sub panels are located in the basement

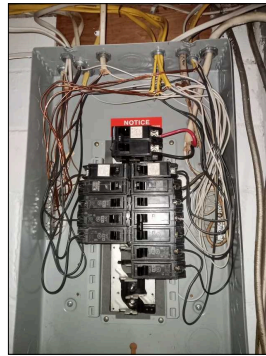
Main Capacity: 100 amp

Observations:

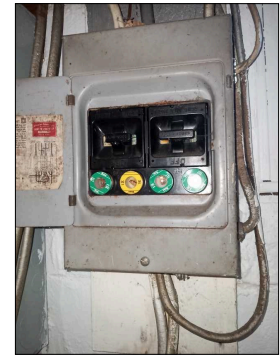
- The electrical panel is not properly or completely labeled; recommend fully labeling the electrical panel and all sub panels
- There is a missing knock out hole cover in a sub panel in the basement and there is extensive rusting in a sub panel; recommend repair or replacement by a qualified contractor



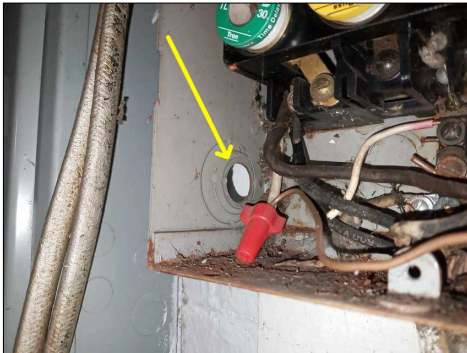
The electrical panel is not properly or completely labeled



View of electrical panel



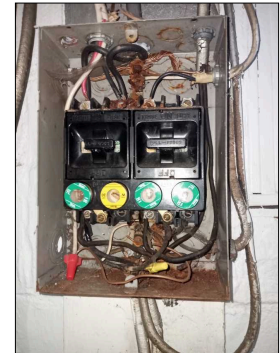
View of a sub panel in the basement



A missing knock out hole cover in a sub panel in the basement



Extensive rusting and corrosion in a sub panel in the basement



View of a sub panel in the basement



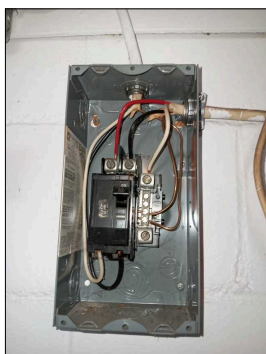
View of a sub panel in the basement



View of a sub panel in the basement



View of a sub panel in the basement



View of a sub panel in the basement



View of a sub panel in the basement



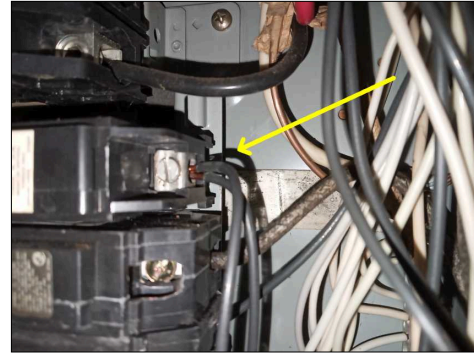
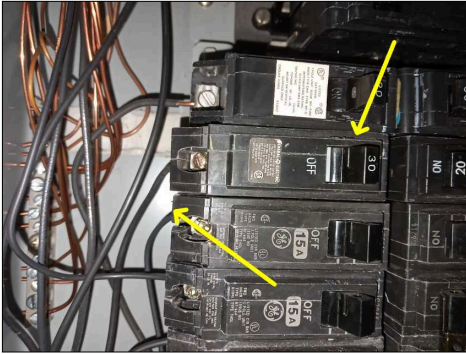
View of a sub panel in the basement

3. Overcurrent Protection

Type of Protection: Circuit Breakers

Observations:

- There is a double posted breaker in the electrical panel and there is a 12 gauge wire on a 30 amp breaker in the electrical panel (12 gauge wires are rated for 20 amp maximum) recommend repair or replacement by a qualified contractor



There is a 12 gauge wire on a 30 amp breaker in the electrical panel

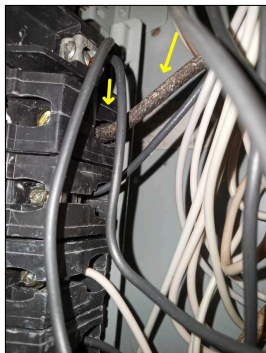
There is a double posted breaker in the electrical panel

4. Interior/Exterior Wiring

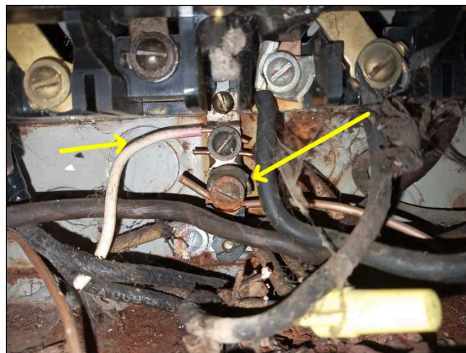
Interior Wiring Type: Copper • Cloth Covered

Observations:

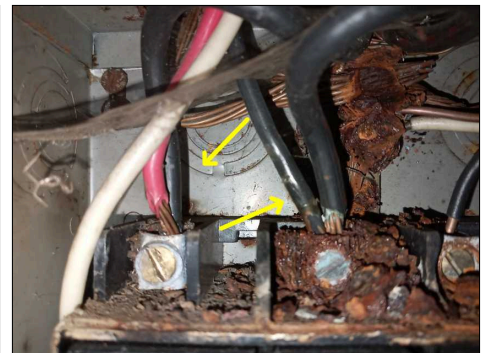
- There is a wire in the electrical panel that may be aluminum or possibly tin/zinc plated copper; if it is aluminum then it is now a known defective product. There are neutrals and grounds posted on the same bus bar in a couple sub panels. There are double posted mains in a couple sub panels, there are double posted breakers in a sub panel and there are double posted neutrals in a sub panel. There are electrical wires run along the basement walls that should be in conduit. It is recommend a licensed electrician make these repairs and fully evaluate the electrical system and make any recommendations, repairs or replacements deemed necessary



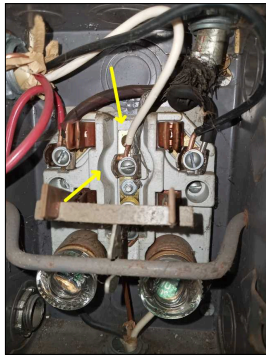
There is a wire in the electrical panel that may be aluminum or possibly tin/zinc plated copper



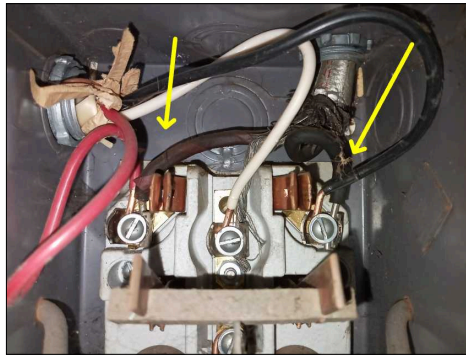
There are neutrals and grounds posted on the same bus bar in a sub panel



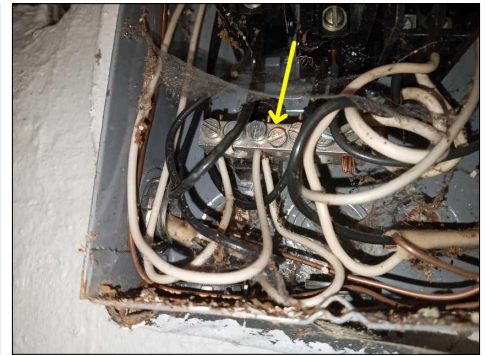
Double posted main in a sub panel in the basement



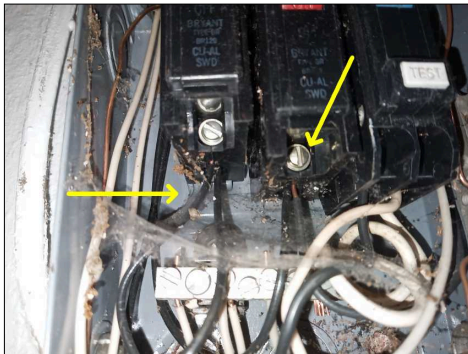
There are neutrals and grounds posted on the same bus bar in a sub panel in the basement



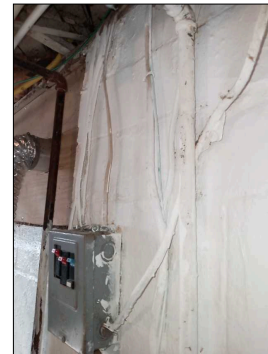
Double posted main in a sub panel in the basement



There are double posted neutrals in a sub panel in the basement



There are double posted breakers in a sub panel in the basement



There are electrical wires run along the basement walls that should be in conduit

5. Outlets

Observations:

- Some outlets throughout the house are older 2 prong type outlets which may indicate that there is some older knob and tube type wiring that is still active and some outlets throughout the house tested as open ground; recommend repair or replacement by a qualified contractor



Some outlets throughout the house tested as open ground



Older 2 prong type outlets

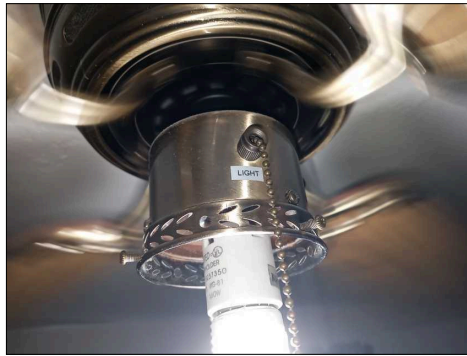


Some outlets throughout the house tested as open ground

6. Electrical Fixtures

Observations:

- The bedroom number 1 ceiling fan pull chain switch is inoperable; recommend repair or replacement by a qualified contractor



The bedroom number 1 ceiling fan pull chain switch is inoperable

7. GFCI

Observations:

- A basement GFCI protected outlet tested as open ground; recommend labeling this outlet "no equipment ground"
- The basement outlets are not all GFCI protected; recommend replacement by a qualified contractor



The basement outlets are not all GFCI protected A basement GFCI protected outlet tested as open ground

8. 240 Volt Service

Observations:

- The high voltage dryer outlet is not secured to the wall; recommend repair by a qualified contractor



The high voltage dryer outlet is not secured to the wall

9. Additional Comments or Observations

Observations:

- A basement junction box is missing a cover plate and an outlet has a damaged cover plate; recommend installing cover plates



A basement outlet has a damaged cover plate



A basement junction box is missing a cover plate

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. Water Source

Water Source Line Material: Copper

Water Source: Public Water Supply



View of the main water shut off and meter

2. Water Supply System

Water Supply Pipe Material: Combination of materials

3. Drain/Waste/Vents

Type: PVC • Cast Iron • **ABS** • Galvanized

Observations:

- The cast iron sewer drain pipe in the basement is cracked and the north exterior sewer clean out is damaged; recommend repair or replacement by a qualified contractor



The north sewer clean out is damaged



View of the main sewer clean out (interior)



The cast iron sewer drain pipe is cracked

4. Hose Bibb

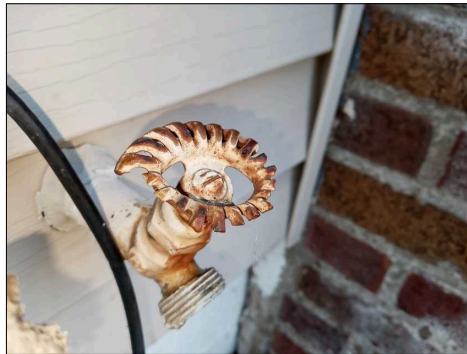
Location: North side of house • South side of house

Observations:

- The south exterior hose bib leaks at the handle and the north exterior hose bib leaks at the handle; recommend replacement by a qualified contractor



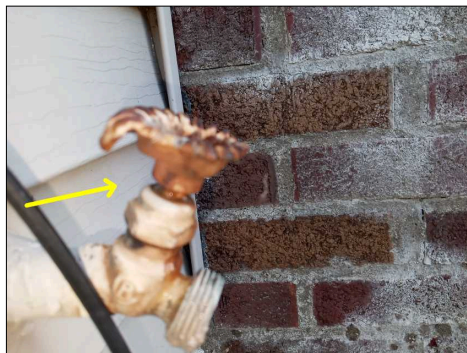
The south exterior hose bib leaks at the handle



The north exterior hose bib has a damaged handle



The north exterior hose bib has corroded hose threads



The north exterior hose bib leaks at the handle

5. Gas Supply

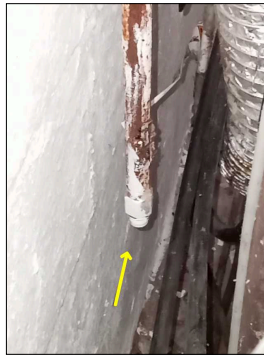
Gas Supply Type: Public Gas Utility Company

Observations:

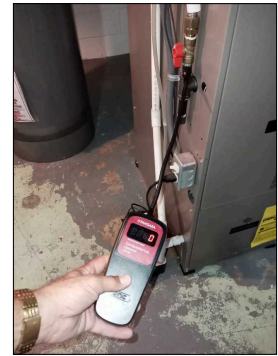
- There is an uncapped gas line in the basement; recommend capping or connecting to an appliance
- The inspector used a gas leak detector during the inspection and did not detect any gas leaks to the visible and accessible gas lines



View of the gas meter and main shut off

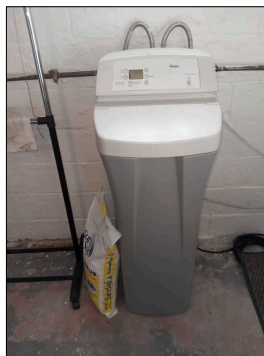


There is an uncapped gas line in the basement



Gas leak test

6. Additional Comments or Observations



The water softener system was not tested or inspected

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: Richmond • Fuel Type: Natural Gas • Year Manufactured: 2020
Water Heater Capacity: 40 Gallon



View of Water Heater



Manufacturer Plate



Water heater operated at time of inspection

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: Vinyl Siding

Observations:

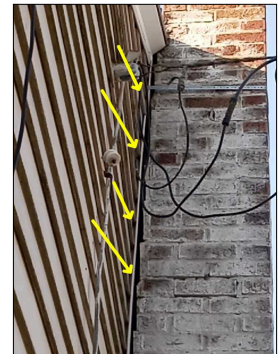
- Common siding defects or other cosmetic damage is typical wear and not usually a cause for concern; repair or replace damaged sections as needed.
- There is a gap where the chimney meets the exterior siding that should be sealed; recommend a weather resistant sealant



Holes in the exterior siding



Cracked exterior siding



Gap where the chimney meets the exterior siding



Hole in the exterior siding

2. Soffit/Fascia/Eaves

Soffit/Fascia/Eave Material: Aluminum

3. Exterior Windows

Exterior Window Material: Vinyl - a window screen is missing; recommend replacement

Observations:

- There is some moisture staining between the glass panes of the living room east window implying blown seals; recommend repair or replacement by a qualified contractor



Moisture staining between the glass panes



A window is missing a screen

4. Exterior Doors

Exterior Door Details: Steel

5. Exterior Door/Window Trim

Observations:

- There is some peeling paint and wood deterioration to the exterior window and door frames and trim; recommend repair, scraping, priming and painting



Peeling paint and wood deterioration to the exterior window frames and trim



Peeling paint and wood deterioration to the exterior door frames and trim



Peeling paint and wood deterioration to the exterior window frames and trim

6. Additional Comments or Observations



View of the east side of the house



View of the north side of the house



View of the west side of the house



View of the south side of the house

Grounds

1. Drainage/Grading

Observations:

- The drainage around the house is not satisfactory because a downspout is missing an extension and the ground around the foundation has a flat to negative slope which is typically found in this region and it is recommended ongoing maintenance be performed to divert water away from the foundation.
- The basement window wells may need window well covers installed to divert water away from the foundation



The basement window wells may need window well covers installed



Flat to negative slope for drainage



A downspout is missing an extension

2. Driveway and Walkway

Driveway & Walkway Type: Gravel Driveway • Concrete Sidewalk

Observations:

- The sidewalk at the south exterior entry has settled or heaved up creating a tripping hazard; recommend repairs or use caution when near.



View of the sidewalk



View of the sidewalk

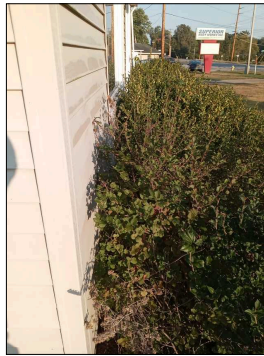


Unevenness to the sidewalk concrete possibly posing a trip hazard

3. Vegetation

Observations:

- Some shrubs need trimmed away from the house; recommend trimming back away from the exterior of the home by 12" - 18".



Some shrubs need trimmed away from the house

4. Porch



View of the front porch and steps



View of the south exterior entryway

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Carbon Monoxide	Deadly odorless gas
Egress	Each Sleeping area needs at least 2 methods of exit. This may include a window
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for drain lines.

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
Aardvark Pest Control, Inc.
510 S. West Street
Mishawaka, IN 46544
574-255-8824

Company's Business Lic. No.
B-38572

Date of Inspection
09/16/2024

Address of Property Inspected
2134 W Wilden Avenue
Goshen, IN 46528

Inspector's Name, Signature & Certification, Registration, or Lic. #
Kevin J Barnes

Structure(s) Inspected
House

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

☒ **A. No visible** evidence of wood destroying insects was observed.

☐ **B. Visible** evidence of wood destroying insects was observed as follows:

☐ 1. Live insects (description and location): _____

☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

☐ 3. **Visible** damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes ☐ No ☒ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: _____

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

☒ No treatment recommended: (Explain if Box B in Section II is checked) _____

☐ Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

☒ Basement 4,5,6,7,9,14,24,

☐ Crawlspace _____

☒ Main Level 1,3,4,6,7,8,9,14,24,

☒ Attic 5,11,13,

☐ Garage _____

☒ Exterior 16,17,

☒ Porch 12,

☐ Addition _____

☐ Other _____

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**