

INSPECTION REPORT



For the Property at:
4090 CLEVELAND AVENUE
COLUMBUS, OH 43224

Prepared for: SHRIDHAR (SUNNY) PATEL
Inspection Date: Monday, December 12, 2022
Prepared by: James Jones Licensed



Home & Commercial Inspections LLC
PO Box 1954
Dublin, OH 43017
1-800-241-0133

<https://www.hcinspectors.com/>
helpdesk@hcinspectors.com



December 17, 2022

Dear Shridhar (Sunny) Patel,

RE: Report No. 8437, v.2
4090 Cleveland Avenue
Columbus, OH
43224

The enclosed report has been prepared to provide pertinent technical information about the subject property. This report meets or exceeds the ASTM Standard E2018-15 for Property Condition Assessment. The report is not technically exhaustive and should be considered preliminary.

The entire report must be considered in order to rely on the findings contained within. Sampling information in the report may put it out of context.

The report will not be released to anyone without your permission.

Thank you for giving us the opportunity to be of service. Should you have any questions regarding this report, please contact us.

Sincerely,

James Jones Licensed
on behalf of
Home & Commercial Inspections LLC

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INVOICE

December 17, 2022

Client: Shridhar (Sunny) Patel

Report No. 8437, v.2

For inspection at:

4090 Cleveland Avenue

Columbus, OH

43224

on: Monday, December 12, 2022

PCA Inspection (12 exteriors, and 1 unit per bldg)	\$4,000.00
PaymentProcessFee	\$140.00
Total	<u>\$4,140.00</u>

PAID IN FULL - THANK YOU!

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AGREEMENT

4090 Cleveland Avenue, Columbus, OH December 12, 2022

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PARTIES TO THE AGREEMENT

Company

Home & Commercial Inspections
LLC
PO Box 1954
Dublin, OH 43017

Client

Shridhar (Sunny) Patel

Total Fee: \$4,140.00

This is an agreement between Shridhar (Sunny) Patel and Home & Commercial Inspections LLC.

STANDARD COMMERCIAL INSPECTION AGREEMENT

1.The inspection to be performed for Client consists of non-intrusive visual observations to survey the readily accessible, easily visible material components, systems and equipment of the building. The inspection is designed to identify material physical deficiencies in the buildings components, systems and equipment, as they exist at the time of the inspection, by conducting a baseline property condition assessment (PCA) of the improvements located on the parcel of commercial real estate identified by Client for inspection. The work product resulting from completing an inspection in accordance with this contract is a property inspection condition report (PCR). The PCR incorporates the information obtained during the inspection, and includes Opinions of Probable Costs for suggested remedies of the physical deficiencies identified.

2.The inspection shall be performed in accordance with the standards adopted by ASTM International, Designation E 2018-08, A Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, tailored to the specific requirements and desires of Client. (A copy of these standards are available upon request.)

3.The inspection report is for the sole use and benefit of Client. Client agrees to read the entire inspection report when it is received and shall promptly call (or email) the Inspector with any questions or concerns Client may have regarding the inspection report or the inspection. The inspection report shall be considered the final and exclusive findings of the Inspector regarding the inspection of the building. Client shall not rely on any oral statements made by the Inspector prior to issuance of the inspection report.

4.Components and systems operated during the inspection will be identified in the inspection report. The identified components and systems shall be operated with normal user controls only and as conditions permit. If a component or system is operated, it may be conducted without the aid of special protective clothing, exploratory probing, removing materials, testing, measuring, preparing calculations or using special equipment, including meters or devices of any kind. Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this contract.

5.The term material physical deficiencies means the presence of conspicuous patent defects or material deferred maintenance of the buildings material systems, components, or building equipment as observed during the inspection. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, and normal operating maintenance, and excludes conditions that do not present material physical deficiencies of the building.

6.Inspector is an expert generalist and not acting as an expert in any SPECIFIC craft or trade. The Inspector may make recommendations for further evaluation by an individual(s) who is an expert or specialist IN ONE OR MORE SPECIFIC BUILDING COMPONENTS OR SYSTEMS.

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7.The inspection is not technically exhaustive. The cost of obtaining information or the time required to conduct a technically exhaustive inspection and prepare the inspection report could outweigh the usefulness of the information and could be detrimental to the orderly and timely completion of Clients transaction.

8.No inspection can eliminate the uncertainty regarding the presence of physical deficiencies and the performance of the buildings systems. Preparation of an inspection report in accordance with this contract is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Client recognizes the inherent subjective nature of the Inspectors opinions as to issues such as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. The Inspectors opinions are formed without detailed knowledge from those specifically familiar with the components or systems performance.

9.The inspection report will contain a representative indication of the property condition at the time of the inspection and is dependent on the information available to the Inspector at that time.

10.It is Clients duty and obligation to exercise reasonable care to protect himself or herself regarding the condition of the building, including those facts that are known to or within the diligent attention and observation of Client.

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:

1.Excluded from this inspection is any system, structure or component of the building that is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the Inspector, or which Client has agreed is not to be inspected. Unless specifically agreed upon otherwise between the Inspector and Client, the following are excluded from the inspection:

- A. Building code or zoning ordinance violations.
- B. Geological stability or soils conditions or structural stability or engineering analysis.
- C. All wood-destroying organism.
- D. Interior partition walls; tenant improvements and non-building equipment.
- E. Americans With Disabilities Act inspections.
- F. Water testing for roof, wall or window leaks. Concealed roofing membrane integrity.
- G. Concealed floor cracks and all underground components.
- H. Product recalls or other such notices.
- I. Specific components noted in the inspection report as being beyond the scope of the inspection.
- J. Thermostatic, motion and time clock controls.
- K. Permits or public records research.
- L. Fire and life safety systems.
- M. Elevators or lifts.
- N. Building security and security systems.
- O. Installation guidelines and manufacturers specifications.
- P. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby.
- Q. Personal property.
- R. Removing equipment or component covers, panels or plates.
- S. Excluded Equipment or Appliances not directly linked to the Plumbing,Electrical,HVAC functionality of the building (examples include but are not limited to kitchen equipment, automotive equipment, and manufacturing equipment).

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- T. Underground Plumbing
- U. Backflow Preventers

2.Services for inspecting or evaluating the excluded items listed above may be available from Inspector for an additional fee or from specialists qualified to inspect or evaluate a particular category or item.

ENVIRONMENTAL CONCERNS:

1.Client acknowledges that what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to detect, identify or disclose any health or environmental concerns regarding this building or property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, PCBs, or other toxic materials or substances in the water, air, soil or building materials.

CONFIDENTIAL REPORT:

1.The inspection report to be prepared for Client is solely and exclusively for Clients own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to other persons directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said other persons directly or indirectly through this Contract, the inspection or the inspection report.

CLIENTS DUTIES REGARDING THIRD-PARTY CLAIMS AND DAMAGES:

1.Client agrees to indemnify, defend and hold Inspector harmless from any third-party claims arising out of Clients unauthorized distribution of the inspection report.

LIQUIDATED DAMAGES:

1.IT IS SPECIFICALLY UNDERSTOOD AND AGREED UPON BY AND BETWEEN THE PARTIES HERETO THAT THE INSPECTOR/INSPECTION COMPANY IS NOT AN INSURER, THAT THE PAYMENT FOR THE SUBJECT INSPECTION IS BASED SOLELY ON THE VALUE OF THE SERVICES PROVIDED BY INSPECTOR/INSPECTION COMPANY IN THE PERFORMANCE OF THE INSPECTION AND PRODUCTION OF THE INSPECTION REPORT AS DESCRIBED HEREIN, THAT IT IS IMPRACTICABLE AND EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM A FAILURE TO PERFORM SUCH SERVICES, AND IN CASE OF FAILURE TO PERFORM SUCH SERVICES AND A RESULTING LOSS, CLIENTS DAMAGES HEREIN SHALL BE LIQUIDATED AND FIXED IN AN AMOUNT EQUAL TO THE INSPECTION FEE PAID MULTIPLIED BY ONE HUNDRED TWENTY-FIVE PERCENT (125%) AS LIQUIDATED DAMAGES AND NOT AS A PENALTY, AND THIS REMEDY SHALL BE EXCLUSIVE.

GENERAL PROVISIONS:

1.This inspection contract, the inspection, and the inspection report do not constitute a warranty, guarantee, or insurance policy of any kind whatsoever.

2.No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company, or its officers, agents or employees more than one year from the date the Client

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discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW..

3. In the event Client discovers a material physical deficiency in a component, system or equipment of the building that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspectors designated representative to re-inspect and document the condition(s) of the material physical deficiency prior to making any repair, alteration, or replacement to said physical deficiency.

4. Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the courts holding.

5. This contract shall be binding upon and inure to the benefit of only the undersigned parties and their heirs, successors and assigns.

6. This contract constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this contract.

7. Each party signing this contract warrants and represents that he/she has the full capacity and authority to execute this contract on behalf of the named party, whether the party is a corporation, partnership or other entity. If this contract is executed on behalf of Client by a third party, the person executing this contract expressly represents to Inspector that he/she has the full and complete authority to execute this contract on Clients behalf and to bind Client fully and completely to all of the terms, conditions, limitations, exceptions and exclusions of this contract.

LIMITATION OF LIABILITY OF INSPECTOR:

1.The liability of Inspector for any claim, demand or cause of action whether in contract, tort, statutory or other basis, is expressly limited. Such liability in the aggregate shall, under NO circumstance, exceed the price paid by Client for the inspection, and is expressly subject to the Clients full compliance with each provision contained herein. In the event that Client desires to obtain increased liability coverage, Client may do so by offering for acceptance to Inspector a payment of ten percent of the desired increase.

SEVERABILITY:

1.In the event that any provision, term or condition contained in the Agreement is declared to be invalid, such declaration shall not affect the validity of any and all other provisions, terms and conditions, all of which are severable and survive the closing and shall remain in full force and effect.

CONFIDENTIALITY & NON-ASSIGNABILITY:

1.The inspection report contemplated herein is prepared for the sole, exclusive, and confidential use of Client. Any distribution to third parties is not authorized by Inspector and shall be done at Clients sole risk and liability. Client agrees to indemnify and hold harmless Inspector for any claim advanced by any third party as a result of the distribution of the inspection report. Under no circumstance whatsoever shall any person other than Client rely on any information contained in the report, nor is any such person a third-party beneficiary of Client herein. Unless otherwise expressly agreed to in writing, all opinions of HOME INSPECTIONS LLC and its agents, to include but not limited to any opinions

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concerning recommendations, procedures and other information which is provided to the CLIENT pursuant to this Agreement, shall be retained as the property of HOME INSPECTIONS LLC. CLIENT agrees that the consideration paid for use of this information entitles CLIENT to a limited license to use such opinions and information solely for CLIENTS purposes relating to the real estate transaction pending on the property listed above with copy provided to selling agent listed on Invoice. CLIENT and agent, by payment of consideration to HOME INSECTIONS LLC, have not acquired any right to distribute or sell those opinions or information to any other person or entity without the express written permission of HOME INSPECTIONS LLC. In no case does CLIENT acquire any right to use the information and opinions provided to CLIENT pursuant to this Agreement until CLIENT has made payment for same in full to HOME INSPECTIONS LLC. HOME INSPECTIONS LLC is not obligated in any way to verbally discuss this report, or repairs requested by CLIENT, with homeowner, listing agent or contractors.

DISCLAIMERS:

1.The liability of Inspector under this Agreement will be terminated if Client breaches any term of condition herein, or prevents Inspector from fulfilling its responsibilities under this Agreement. INSPECTOR DISCLAIMS AND IS NOT RESPONSIBLE FOR ANY LIABILITY FOR DIRECT, INDIRECT, SPECIAL, PUNITIVE, CONSEQUENTIAL, OR INCIDENTAL DAMAGES, INCLUDING LOST RENT OR PERSONAL INJURIES. INSPECTOR MAKES NO REPRESENTATIONS, EXPRESS OR IMPLIED, OTHER THAN THOSE CONTAINED IN THE INSPECTION REPORT.

ANTI-SUBORDINATION:

1.Client agrees that its insurance company may assert no claim against Inspector, nor will Client provide any insurance company with rights of subrogation. Client agrees not to assign or transfer any rights Client may have hereunder to any other party.

CLAIMS BY CLIENT TO INSPECTOR:

1.Any claim made to the Inspector shall be made in writing to Inspectors last known business address within three days of discovery. Client agrees that it will undertake no remedial action until such time as Inspector has been afforded the opportunity to inspect the alleged defect. Failure to do so shall operate as a full complete bar and waiver of any and all claims may have.

PERIOD OF LIMITATIONS:

1.Under no circumstance of whatsoever shall Client be entitled to make any claim or demand of any kind after the expiration of thirty (30) days after the date of the inspection, in recognition that the inspection reflects the Inspectors observations on the date of inspection only, and is not a warranty or otherwise as to future conditions. HOME INSPECTIONS LLC will charge CLIENT and CLIENT agrees to pay a fee of \$50.00 per hour, including travel portal to portal, for all additional time spent by HOME INSPECTIONS LLC or Inspector beyond the scope of this report. This includes all consulting time relating to explanation and/or clarification of report to the CLIENT, seller, buyer, or their agents.

ACCESS TO PROPERTY:

1.Client agrees to grant Inspector access to the property for evaluation any notice of claim hereunder. Failure to permit Inspector such access will terminate and waive Clients rights hereunder.

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ENTIRE AGREEMENT:

1.This agreement constitutes the entire agreement between the parties. To the extent there are other representations or statement, they are integrated herein and shall not be binding on the parties.

ARBITRATION:

1.The parties agree that any and all disputes or controversies that could arise between them or involving the inspection or the property shall be determined exclusively by arbitration, which shall be mandatory, binding, and exclusive. Neither party may sue the other, except to invoke or enforce the arbitration proceedings. The American Arbitration Association shall conduct arbitration, and one arbitrator shall be an individual experienced in-home inspection, with credentials recognized by one of the national home inspection trade associations. The sole issue to be presented in such proceedings in whether Inspectors inspection was performed in a manner consistent with the Standards of Practice and Code of Ethics of the American Society of Home Inspectors, Inc. If the inspection was so performed, the arbitrator(s) shall enter judgment in favor of Inspector. All costs, including reasonable attorney fees, shall be awarded in favor of the prevailing party.

WAIVER OF CLAIMS FOR FRAUD AGAINST INSPECTOR, AND RELEASE:

1.Client hereby waives any claims for misrepresentation or fraud in connection with the purchase and sale of the Property inspected for Client, and Client hereby releases Inspector from any and all liability resulting from any such claims.

GOVERNING LAW

1.This Agreement shall be interpreted under the laws of Ohio. Venue shall lie in the county where Inspectors principal place of business is located.

MISCELLANEOUS

1.This Agreement shall terminate automatically in the event of non-payment by Client on or before the date of the inspection. When services are rendered, payment to HOME INSPECTIONS LLC is due whether CLIENT decides to purchase the home or not. All fees are due at or before the time of inspection via cash, check or credit card. Inspection Report cannot be released until payment is made in full. Service charges will apply to returned checks.

Upon clicking electronic acceptance of this agreement, you agree, as Client, to all terms and conditions of this Agreement.

I, Shridhar (Sunny) Patel (Signature) _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**



This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Electrical

GENERAL \ Overall condition

Condition: • Poor

The overall maintenance was poor during the inspection of the structures electrical system, any deficiencies will need repaired and/or upgraded to meet future demands. Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were reviewed, if interior inspection was performed according to ASTM E2018. The inspection does not include proprietary controls, fire protection, remote control devices, alarm systems and components, low voltage wiring, systems and components, ancillary wiring, systems and other components, which are not part of the primary electrical power distribution system. Panel covers are not removed according to ASTM E2018.

Location: Development Wide

Task: Repair

Condition: • Smoke detectors/CO are present, but do not meet minimum building standards. Any smoke detectors that are inoperative or missing should be remedied as soon as possible. Smoke alarms and CO detectors are often required by city code, so be sure you are following any local guidelines too. Lastly, many insurance policies require working smoke detectors as a "protective safeguard" in order to honor a fire claim, so be sure to review your policy.

Location: Various Location

Task: Repair

DISTRIBUTION EQUIPMENT \ Main distribution conditions

Condition: • The service has been abandoned to this unit. I recommend consulting the current owner to gain a better understanding of the condition of the unit and why the utility company would pull the service.

Location: Unit 2430

Task: Repair

Condition: • The meter socket is not weathertight, this could moisture to enter the meter box and/or main disconnect. I recommend consulting a qualified electrician to make the necessary repairs.

Location: Structure 2400

Task: Repair

Condition: • Service cable insulation damage or frayed 240v single phase. Standard 240 volt electrical service drop has three wires entering the structure. Two are ungrounded conductors on which travel the two (120 volt) legs of the electrical supply. The third grounded (neutral) conductor allows the circuit to be completed back to the transformer outside the house. Power could be interrupted to the structure or if the wires are too low it could cause fiscal harm. I recommend consulting a qualified Electrical Contractor to make the necessary repairs.

Implication(s): Potential Electrical Hazard

Location: Unit 4090

Task: Repair

- REALTORS S
 - ELECTRICAL
 - HEATING
 - AIR CONDITI
 - VENTILATION
 - PLUMBING
 - ROOFING
 - INTERIOR CO
 - STRUCTURE
 - EXTERIOR C
- REFERENCE

Condition: • Electric panels, meter boxes, junction boxes and splitter boxes with rust converting primer is expected to operate satisfactorily for 30 years in an outdoor or indoor environment while extremes of loading work to weaken the insulation systems inside the electrical equipment. This high expectation demands the best in state-of-the-art design, metal processing, and coating technologies. This issue is an indicator that a qualified technician should evaluate the equipment and make any and all repairs as necessary before you close
Structure 2401, 2415, 2441 meter boxes were missing components and not securely mounted to the structure which is a potential electrical hazard.

Implication(s): Electrical Hazard

Location: Development Wide 90%

Task: Repair

Cost: Exterior 4 Bank Service Upgrade W/disconnect \$8K +/- 10% each building

DISTRIBUTION EQUIPMENT \ Panel conditions

Condition: • Unprotected openings

The electric panel shouldn't have openings with out connectors or plugs. These openings are a safety hazards, contact a qualified professional to make any and all repairs as needed.

Location: East Structure 2400

Task: Repair

Condition: • Infrared camera displays a thermal anomaly. It's recommended that the appliance feed by this branch breaker be evaluated. Run load amps shall meet the manufacturer's specifications. Follow up with the current owner on the annual service contract. Regular maintenance will help extend the life of the equipment.

Implication(s): Electrical Hazard and/or Equipment Failure

Location: 2420 Electric panel

Condition: • From time to time there may be a need to change a breaker or add one to your electrical panel. Most electrical devices, like switches, outlets and such, can be switched out with another brand without any problems. Breakers, however, are brand specific and require the exact replacement type to function properly in the electrical panel. Because of different mounting techniques, thickness of buss bars, and whether the breakers are press in or bolt on, it is necessary to use the appropriate breaker for the specific panel. I recommend reviewing the manufacturers installation instructions and making the necessary safety improvements

Implication(s): Electrical Hazard

Location: Development Wide 30%

Task: Repair

DISTRIBUTION EQUIPMENT \ Transfomer conditions

Condition: • The transformers pad has settled. Settlement can cause stress on the components and connections, I recommend consulting a qualified contractor to make the necessary repairs.

Location: Location 2440, 2467, Various Location

Task: Repair

BRANCH CIRCUIT \ Outlet conditions

Condition: • Ungrounded three-prong receptacles

The electrical outlets in this location do not have grounds. It should be repaired or replaced as soon as possible. I recommend the electrical system to be evaluated by qualified contractor make any and all repairs.

REALTORS SUMMARY

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- REFERENCE

Location: Development Wide 20%

Task: Repair

Condition: • The Installation of ground fault circuit interrupter (GFCI) outlets is advisable in Bathrooms, Kitchens, Exterior, Basements, Garages, Laundry Area and over counters. A (GFCI) outlet offers protection from shock or electrocution. I recommend contacting a qualified electrical contractor to improve safety

Implication(s): Potential Electrical Hazard

Location: 2431 bathroom/kitchen 2432 Bathroom Development Wide 10%

Task: Improve Safety

Condition: • .The GFCI is not tripping (shutting off the electric) when tested at the outlet or with a testing device. I recommend that a qualified electrician perform repairs as needed for safe use.

Implication(s): Potential Electrical Hazard

Location: 2355 Bathroom Development Wide 5%

Task: Repair

BRANCH CIRCUIT \ Light conditions

Condition: • The exterior lights are leaning. I recommend contacting a qualified contractor to make the necessary repairs.

Location: Exterior Lantern

Task: Repair

Condition: • Damaged

Light fixture deficiencies were present at the time of inspection, scheduled contractual maintenance is recommended for common repairs.

Location: Exterior Lighting Development Wide 60%

Task: Repair

Condition: • Damaged

Light fixture deficiencies were present at the time of inspection, scheduled contractual maintenance is recommended for common repairs.

Location: Development Wide Interior Fixture 70%

Task: Replace

Heating

GENERAL \ Overall condition

Condition: • Fair

The equipment was operable, but annual service is recommended. No contractual maintenance was noted. I recommend contacting a qualified heating air conditioning technician for an annual check up.

Location: Development Wide

Task: Repair

FURNACES \ Unit #1

Condition: • A poor temperature differential can be a symptom of various issues. It is the difference between the temperature of the air going into the distribution system and the temperature of the air coming out. If the temperature differential does not meet the manufacture specifications it is usually just a sign of a deficiency within the HVAC system. I



recommend having a qualified heating and cooling technician evaluate the system and make the necessary repairs.

Location: Unit 2431, 2421

Task: Repair

Condition: • Beyond typical life expectancy

The quality of the brand has a lot to do with anticipated life expectancy. How well was the machine maintained? Even a new unit, if treated badly by an owner, will fail faster than anticipated. For instance, if a machine is run constantly, installed in a way that is not ideal, and covered with debris that blocks air flow or clogs filters, it may fail a lot earlier than expected. Where is the unit installed? Geographic regions can also play a role in the life of a heating or cooling unit. If it is run constantly for a major part of the year it is going to sustain classic "wear and tear" that may shorten its lifespan. How easy is it to make repairs or to maintain? Some companies designed systems that are easy to maintain and for which replacement parts are readily available. Some manufacturers do not do this, and this can lead to problems. With all of this in mind, however, you should not invest in any HVAC installation that doesn't at least promise a 15 to 20 year lifespan on the major parts. For instance, a compressor or condenser unit should last at least a full decade. Air handlers too should have a longer lifespan and should not need replacement any sooner than 15 years after installation. Though these anticipated time frames can be greatly lengthened by regular heating air conditioning repair and upkeep.

Location: Electric Heat Split Unit with Condenser

Task: Budget for upgrades

Cost: \$4,000 each

Air Conditioning

GENERAL \ Overall condition

Condition: • Poor

The condensing system maintenance was poor. System were in need of repair or replacement. Needed component and deficiencies were present during the inspection. I recommend having a qualified technician make the necessary repairs before you close.

Location: Development Wide 60%

Task: Replace

SPLIT SYSTEMS \ Condenser coil #1

Condition: • The exterior disconnect is missing. I recommend contacting a qualified contractor to make the necessary repairs

Location: Development Wide 70%

Task: Repair

Condition: • The exterior disconnect whip is under stress. I recommend contacting a qualified contractor to make the necessary repairs

Location: 4096

Task: Repair

Condition: • The exterior condensing unit is missing in various locations. I recommend consulting a qualified contractor to make the necessary repairs

Location: Structure 2450

Task: Repair

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 - ELECTRICAL
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 - VENTILATION
 - PLUMBING
 - ROOFING
 - INTERIOR CO
 - STRUCTURE
 - EXTERIOR C
- REFERENCE

Condition: • Beyond typical life expectancy

Condensing units are often outdoors and exposed to extreme temperatures throughout the year, which shortens their life expectancy. Modern air conditioners can last between 15-20 years, and older air conditioners last around 10-15 years. The health and efficiency of your A/C depends on a number of factors, including whether or not you properly maintained the unit throughout its lifetime. Yearly A/C tune-ups will dramatically extend the units lifespan. I recommend discussing the maintenance contract with the current owner.

Location: Development Wide 60%

Task: Replace

Cost: \$2,500 +/- 20%

Condition: • Condenser coil damaged / obstructed / dirty

One of the ways in which a dirty or damaged condenser coil will affect a condensing unit is to reduce the overall efficiency of the unit. With a condenser coil that is dirty, damaged or blocked, the unit will have to work harder to achieve the same results. When the efficiency of the condensing unit is reduced, the unit will also cost the owner more money to operate. Reduced efficiency means that the unit must work harder which requires more electricity and in turn, this will result in higher utility bills. A condensing unit with a dirty condenser coil may also lose some of its ability to provide cool air. A dirty condenser coil will have a reduced ability to transfer heat to the outside air and this can lead to a less effective cooling system. I recommend having a qualified HVAC technician make the necessary repairs before you close.

Location: Development Wide

Task: Repair

Condition: • Refrigerant lines damaged / missing insulation

The large-diameter line (suction line) should be insulated along its entire length. The insulation performs two functions. 1. It prevents the suction line from sweating and dripping water inside the house. 2. The insulation also prevents the suction line attracting heat from the outdoors on its way to the condenser coil. We are trying to take heat out of the house and dump it outside. We don't want to gather outside heat and dump it into the suction line before it goes into the A-Coil.

Location: Development Wide 10%

Task: Repair

Condition: • The condensing units should be within approximately 10 degrees of level. Units may be out of level because of poor installation or settlement of the ground below the unit. The compressor may not be properly lubricated if the unit is not level. The other implication of a compressor out of level is slugging. As we described earlier, this means that a slug of liquid can be suddenly released into the compressor. The compressor was not designed to compress liquids. This is very hard on the compressor. Oil traveling with the refrigerant through the tubing may become trapped if the unit is out of level. This reduces the lubricant available to the compressor and may cause compressor failure. Another implication of condensing units being out of level is the refrigerant lines breaking as a result of the stresses placed on lines by the unit.

Implication(s): Premature failure

Location: Development Wide 10%

Task: Repair

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- REFERENCE

Ventilation

INDIVIDUAL EXHAUST FANS \ General

Condition: • Damaged

The weather tight penetration is damaged. I recommend contacting a qualified contractor to make the necessary repairs before you close.

Location: Structure 2428

Task: Repair

Plumbing

GENERAL \ Overall condition

Condition: • Poor

The plumbing system maintenance was poor. System were in need of repair or replacement. Needed component and deficiencies were present during the inspection. I recommend having a qualified technician make the necessary repairs before you close.

Location: Development Wide

Task: Repair

GENERAL \ Level of Maintenance

Condition: • Dishwasher the heating element is inoperative. I recommend her head qualified appliance repair technician to service the unit.

Location: 2420 dishwasher

Task: Repair

Condition: • The overall condition of the structure was very poor during the renovation/restoration process of the plumbing system and deficiencies will need repaired/upgraded to meet future demands. It is common for plumbing systems and components in older structures to have been out of use, removed from service often for an extended period and/or modified over the years. This increases the potential that some adverse conditions affecting such systems and components that will not be able to be detected at the time of the PCA ASTM E2018 inspection and/or may become evident only after completion of the inspection. I recommend the complete plumbing system be reviewed before closing.

Location: Bathroom Development Wide 50%

Task: renovation/Restoration

Cost: Basic bathroom restoration \$7k +/- 10%

DOMESTIC WATER HEATING \ Heater/Boiler and tank

Condition: • Equipment leaking

The water heater is leaking. I recommend contacting a qualified plumber before you close

Location: 2332 Water Heater

Task: Repair

FIXTURES \ Bathtub / shower enclosures

Condition: • Loose tile in the tub/shower enclosure

The bathroom shower tile is loose. As water and solvents continue to damage the substrate the condition of a tile will worsen. I recommend consulting a qualified general contractor for a cost analysis before you close.



Location: Unit 2431, Development Wide 70%

Task: Renovate

Roofing

GENERAL \ Overall condition

Condition: • Poor

The roofing system condition was poor, annual maintenance is recommended. No contractual maintenance was noted. I recommend contacting a qualified roofing contractor to evaluate the deficiencies and provide a cost analysis before you close.

Location: Development Wide

Task: Replace

ASPHALT SHINGLES \ Deficiencies

Condition: • Beyond typical life expectancy

The roof show signs of severe aging the roof is near or at the end of it's life expectancy. The roof shows evidence of deterioration that is average for roofing of this age. Although, the roof shows no visual evidence of leakage on the day of inspection. I recommend a qualified roofer review the current condition of the roof and provide the necessary materials and labor to repair or replace the roof before closing on the property.

Location: Roof Development Wide 10%

Task: Replace

Time: Immediately

Cost: Re-Roof (\$365 x Sqft 1 layer) (\$21 2 layer)

TYPICAL ROOF DEFECTS \ Flashings

Condition: • Not regletted into the masonry wall

While flashing is essential to good performance of masonry, proper detailing and construction is of the utmost importance. Flashing that stops short of extending through a wall is little better than no flashing at all. It is important that flashing penetrating the wythe of masonry extend fully to the outside and form a drip. Flashing and counter flashing must be adequately lapped such that water cannot get behind the inner layer to enter the interior of the structure. Furthermore, flashing must be continuous. Any bends or breaks must be completely sealed. Special, preformed shapes that minimize the cutting necessary are available for problem areas such as outside corners. I recommend having a qualified roofer or annual maintenance contractor review the flashing and make the necessary repairs.

Location: Sidewalk Flashing Structure 2428

Task: Repair

DRAINAGE \ Gutters and Downspouts

Condition: • Poor condition

Runoff/leakage from gutters and downspouts was present and could be causing water intrusion on the interior structure in various locations. The gutters have loose or missing, spikes or straps and damaged connections. All of the connections should be examined and repair or replace as needed. The most common issue with spouting is perimeter drains involves the system becoming clogged with dirt, roots and other underground debris. Structures that use clay or concrete weeping tiles to drain water are prone to more problems as they age, and will often become unusable over time. PVC perimeter drains on new structures can become disconnected due to common settlement of the structure. Underground drainage is excluded from the property inspection and are out of the view of the inspector. It is impossible to predict issues with site drainage from a one time noninvasive visit to the property.

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Location: Gutters Development Wide

Task: Replace

Cost: Upgrade \$7 Liner Foot Demo/Replace +/-20%

Condition: • Discharging too close to building

The gutters should be extended six feet beyond the foundation wall. This will prevent hydrostatic pressure from building up around the foundation wall causing the structure to fail and leak. I recommend improving this condition to prevent or stop any damage to the building.

Location: Development Wide 100%

Task: Repair

Interior Components

GENERAL \ Overall condition

Condition: • Rental Property receive high abuse from tenants. Property condition consultants considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new structure and this building cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that buildings of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does no grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basement could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older structures. Sometimes in older buildings there are signs of damage to wood from wood destroying organisms. Having this is typical and fairly common. If the building inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer recalls on components that could be in this structure. Always consider hiring the appropriate expert for any repairs or further inspection.

Location: Development Wide

Task: Renovate when necessary

INTERIOR SURFACES - WALLS \ General

Condition: • Water damage was found at this location. Infrared (IGC) thermal imaging sensor/camera, was used to visually guide the inspector to the precise spot that moisture may be hiding. If left unattended could cause other components of the structure to deteriorate. I recommend a contractor investigate this problem and find a remedy.

Implication(s): Material Deterioration

Location: 2455 Front Bedroom Closet, 2397

Task: Repair

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Structure

GENERAL \ Overall condition

Condition: • Poor

The overall condition of the structure was poor. There appears to be visible structural defects that would affect habitability. There were general maintenance items that require attention as well. I recommend discussing general maintenance with the property manager or current owner.

Location: Development Wide

Task: Repair

GENERAL \ Level of Maintenance

Condition: • There was material deterioration and water intrusion consistently throughout the development due to roofing and plumbing deficiencies. I recommend contacting a qualified contractor for a cost analysis before you close.

Location: Development Wide

Task: Repair

GENERAL \ Structure

Condition: • Living area separating tenant space requires that the demising wall be rated masonry or 5/8 inch Type-X gypsum drywall, seams similarly taped and embedded. Plus Party wall must be at least 1/2 inch drywall, seams taped and embedded. Type-X drywall is made with fiberglass fibers that helps the gypsum retain its integrity in the event of a fire, I recommend improving occupant safety and security.

For liability purposes I recommend verifying with the current owner if fire separation is present. No access was granted to the attic.

Location: Attic

Task: Request disclosure

Condition: • Fire damage was found. Consult the owner for extent of damage and occurrence period. The proper municipal authority should supply documents in review of this occurrence with recommendation of correction if any. ASTM E 119 (ASTM International 2000) For wood members that have charred, the char layer can be easily scrapped off. Obviously, any charred portion of a fire-exposed wood member has no residual load capacity. The wood beneath the char layer has residual load capacity; but, this residual capacity will be less than the load capacity prior to the fire. Members that have only visual smoke damage or slight browning of the surface also have significant residual load capacity. I recommend further investigation be made into this incident to insure structural integrity of the building.

Implication(s): Possible Decreased Load Capacity

Location: 4111, 4104, 2430

Task: Further evaluation Needed

WALLS \ Lintels and shelf angles

Condition: • Corroded

Lintels transfer the structural loads over the opening. Rusted lintels can cause structural movement and allow water intrusion, I recommend contacting a masonry contractor for the necessary repairs before you close.

Location: Development Wide

Task: Prep & Coat on my

WALLS \ Damage

Condition: • Cracked - settlement

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The exterior cladding appears to be shifting and separated from the substrate. I recommend consulting a qualified engineer, masonry or concrete contractor that specializes in structural repairs and can provide a cost analysis.

Location: Rear Corner Structure of 2400, 4118, 2450

Task: Repair

Condition: • Surface deterioration (spalling, crumbling material) was observed on the masonry. This condition is caused by water intrusion entering behind the material. It does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, the recommendation would be to consider correcting conditions that allow runoff and prevent water intrusion.

Implication(s): Material Deterioration

Location: South corner 2441

Task: Repair

ROOF \ Deck

Condition: • Rot

The roof decking is rotted in various locations. I recommend contacting a qualified contractor to make the necessary repairs.

Location: Various Throughout

Task: Replace

Exterior Components

WALLS \ General condition

Condition: • Shutters various locations are damaged. I recommend replacing or eliminating the damaged shutters.

Location: Development wide

Task: Repair

WALLS \ Masonry

Condition: • Mortar deterioration

Typically, masonry restoration is thought of in terms of tuck pointing, which, in itself, is a misnomer. Tuck pointing is a term for adding to a joint and its not what is typically thought of in the restoration process. A masonry restoration in the proper term is removing a certain amount of mortar from a joint, and then replacing it with new is, technically, called repointing. Removing any loose masonry, replace brick or block that no longer have structural integrity, caused by efflorescence or spalling. I recommend contacting a qualified mason that specializes in restoration projects.

Location: Development Wide 10%

Task: Repair

Condition: • Cracks

Stair step cracks in masonry are usually a sign of structural movement. I recommend contacting qualified masonry contractor to make the necessary repairs.

Location: Development Wide 10%

Task: Repair

WALLS \ Siding - vinyl

Condition: • Siding has minor damage. Any opening should be sealed to prevent water entry. I recommend contacting a



qualified contractor to make the necessary repairs before you close

The siding is damaged in various locations to soffit, rake, edge, freeze board, and fascia flashing. I recommend have a qualified contractor make the necessary repairs.

Implication(s): Chance of Water Intrusion

Location: Development Wide 20%

Task: Repair

DOORS \ General

Condition: • Storm doors have standard wear & tear, screens are torn, door sweeps are broken, the screen door panel is rotted and the hardware is suffering from high abuse. I recommend replacement 70% development wide.

Location: Screen doors

Task: Repair

Cost: \$600.00 each

DOORS \ Main entrance doors

Condition: • Rotted

Location: Exterior Entry Doors Development Wide 50%

Task: Replace

WINDOWS \ Conditions

Condition: • Lost seal; formation of condensation between the glazing

Fogging or other moisture between the panes of glass which indicates a broken seal was found, repairs are recommended. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not have been evident at time of this inspection. The windows were checked for obvious fogging. I recommended all windows be inspected by a window contractor for further lost seals.

Location: Development Wide 30%

Task: Repair

Condition: • The window will cause loss of energy efficiency and could cause physical injury. I recommend contacting a qualified contractor to make the necessary repairs.

Implication(s): Hazard to Occupants

Location: Unit 2430, 4104, 4092, 2385

Task: Repair

SITE WORK \ General

Condition: • I recommend all vegetation be cut back from the structure to limit pest entry and premature deterioration of building materials.

Implication(s): Possible Damage Structure

Location: Structure 4111, 4092

Task: Repair

SITE WORK \ Sidewalks and Walkways

Condition: • The concrete landings, stairs, and walkways are settling and spalling. I recommend consulting a qualified contractor who specializes in flat work for a cost analysis.

Location: Development Wide 40%

Task: Replace

Cost: Demo/Place \$9.00 SQFT

SITE WORK \ Asphalt pavement

Condition: • Cracking

The common types of pavement distresses include: cracking; distortion; disintegration; skidding hazards; and surface treatment distresses. Some of the typical causes of pavement deterioration include: traffic loading; environment or climate influences; drainage deficiencies; materials quality problems; construction deficiencies; and external contributors, such as utility cuts. I recommend monitoring this asphalt stress and scheduling for future regular maintenance.

Location: Parking Lot Development Wide 30%

Task: Repair

Cost: 2" Thick O&P S.Y. \$9.15 Total S.Y?

Condition: • Sealcoating, or pavement sealing, is the process of applying a protective coating to asphalt-based pavements to provide a layer of protection from the elements: water, oils, and U.V. damage. I recommend contacting a qualified paving contractor for a quote analysis before you close.

Location: Parking Lot

Task: Repair

Time: 1-3 Years

Cost: Flush Seal Coating \$1.89 SY

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Recommendations

GENERAL \ Overall condition

1. Condition: • Poor

The overall maintenance was poor during the inspection of the structures electrical system, any deficiencies will need repaired and/or upgraded to meet future demands. Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were reviewed, if interior inspection was performed according to ASTM E2018. The inspection does not include proprietary controls, fire protection, remote control devices, alarm systems and components, low voltage wiring, systems and components, ancillary wiring, systems and other components, which are not part of the primary electrical power distribution system. Panel covers are not removed according to ASTM E2018.

Location: Development Wide

Task: Repair

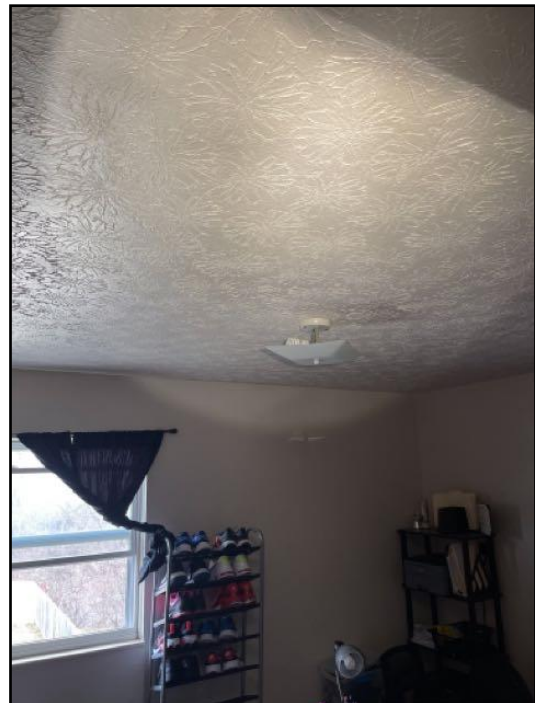
2. Condition: • Smoke detectors/CO are present, but do not meet minimum building standards. Any smoke detectors that are inoperative r missing should be remedied as soon as possible. Smoke alarms and CO detectors are often required by city code, so be sure you are following any local guidelines too. Lastly, many insurance policies require working smoke detectors as a "protective safeguard" in order to honor a fire claim, so be sure to review your policy.

Location: Various Location

Task: Repair



1. Smoke detectors/CO are present, but do not...



2. Smoke detectors/CO are present, but do not...

DISTRIBUTION EQUIPMENT \ Main distribution conditions

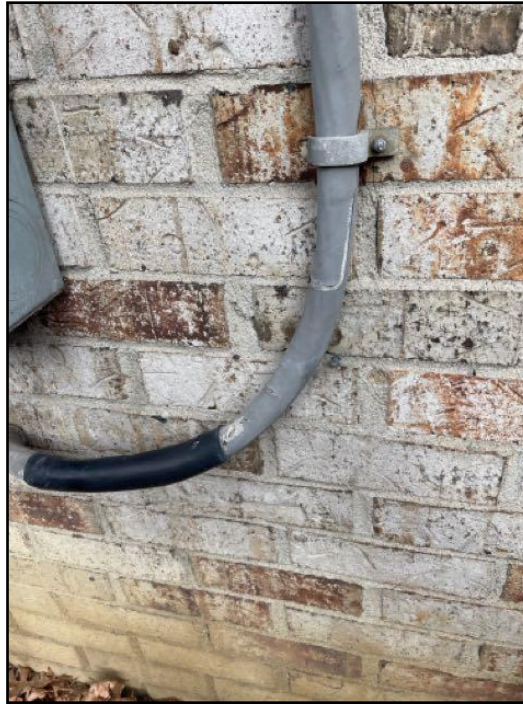
3. Condition: • Service cable insulation damage or frayed 240v single phase. Standard 240 volt electrical service drop has three wires entering the structure. Two are ungrounded conductors on which travel the two (120 volt) legs of the electrical supply. The third grounded (neutral) conductor allows the circuit to be completed back to the transformer

outside the house. Power could be interrupted to the structure or if the wires are to low it could cause fiscal harm. I recommend consulting a qualified Electrical Contractor to make the necessary repairs.

Implication(s): Potential Electrical Hazard

Location: Unit 4090

Task: Repair



3. Service cable insulation damage or frayed...

4. Condition: • Electric panels, meter boxes, junction boxes and splitter boxes with rust converting primer is expected to operate satisfactorily for 30 years in an outdoor or indoor environment while extremes of loading work to weaken the insulation systems inside the electrical equipment. This high expectation demands the best in state-of-the-art design, metal processing, and coating technologies. This issue is an indicator that a qualified technician should evaluate the equipment and make any and all repairs as necessary before you close

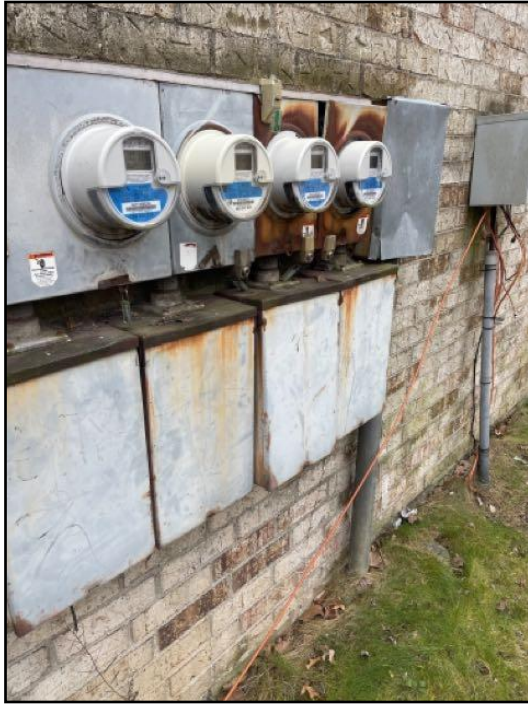
Structure 2401, 2415, 2441 meter boxes were missing components and not securely mounted to the structure which is a potential electrical hazard.

Implication(s): Electrical Hazard

Location: Development Wide 90%

Task: Repair

Cost: Exterior 4 Bank Service Upgrade W/disconnect \$8K +/- 10% each building



4. Electric panels, meter boxes, junction...



5. Electric panels, meter boxes, junction...



6. Electric panels, meter boxes, junction...



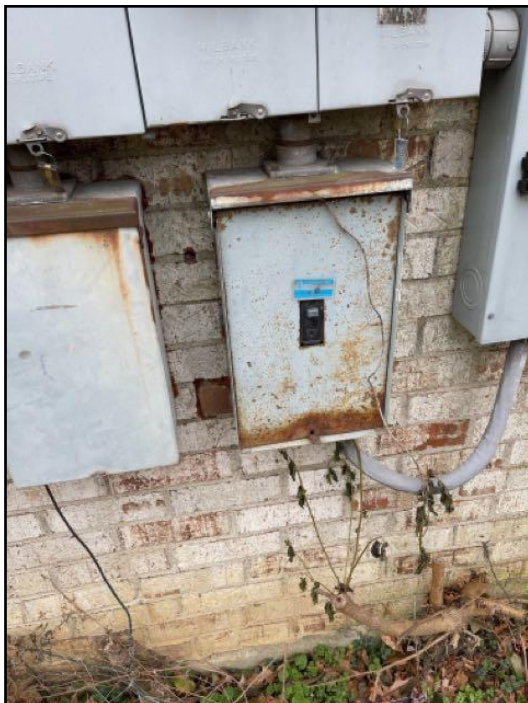
7. Electric panels, meter boxes, junction...



8. Electric panels, meter boxes, junction...



9. Electric panels, meter boxes, junction...



10. Electric panels, meter boxes, junction...



11. Electric panels, meter boxes, junction...

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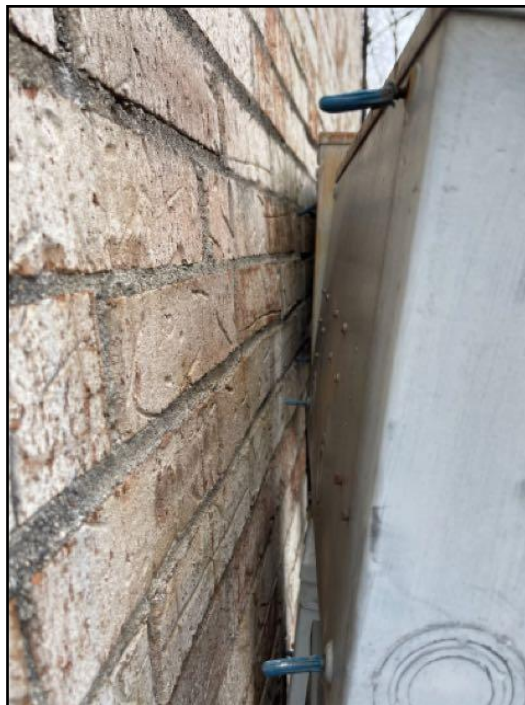
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12. Electric panels, meter boxes, junction...



13. Electric panels, meter boxes, junction...



14. Electric panels, meter boxes, junction...

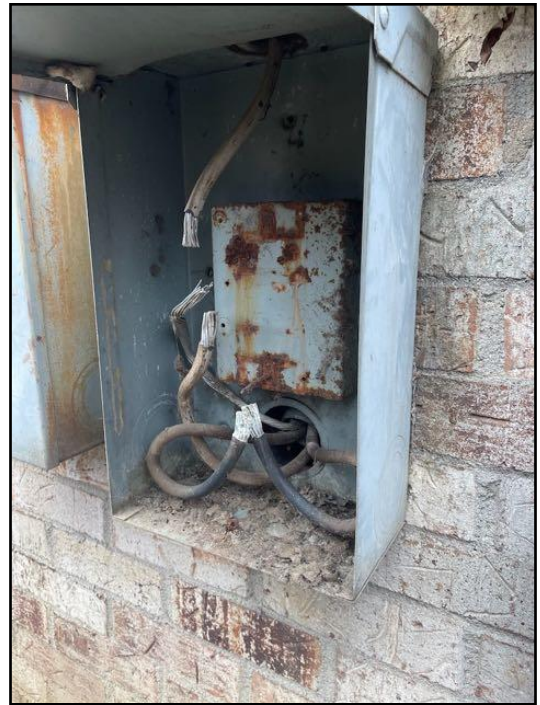
5. Condition: • The service has been abandoned to this unit. I recommend consulting the current owner to again a better understanding of the condition of the unit and why the utility company would pull the service.

Location: Unit 2430

Task: Repair



15.



16.

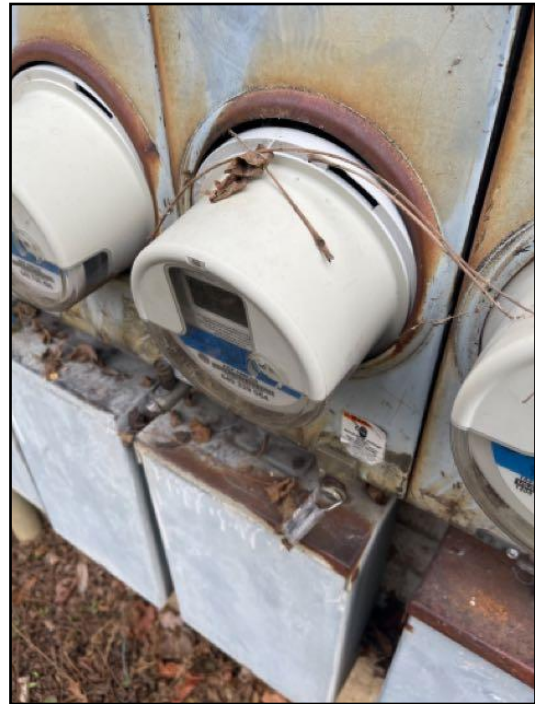
6. Condition: • The meter socket is not weathertight, this could moisture to enter the meter box and/or main disconnect. I recommend consulting a qualified electrician to make the necessary repairs.

Location: Structure 2400

Task: Repair



17.



18.

DISTRIBUTION EQUIPMENT \ Panel conditions

7. Condition: • Unprotected openings

The electric panel shouldn't have openings with out connectors or plugs. These openings are a safety hazards, contact a qualified professional to make any and all repairs as needed.

Location: East Structure 2400

Task: Repair

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19. Unprotected openings

8. Condition: • Infrared camera displays a thermal anomaly. It's recommended that the appliance feed by this branch breaker be evaluated. Run load amps shall meet the manufacturer's specifications. Follow up with the current owner on the annual service contract. Regular maintenance will help extend the life of the equipment.

Implication(s): Electrical Hazard and/or Equipment Failure

Location: 2420 Electric panel



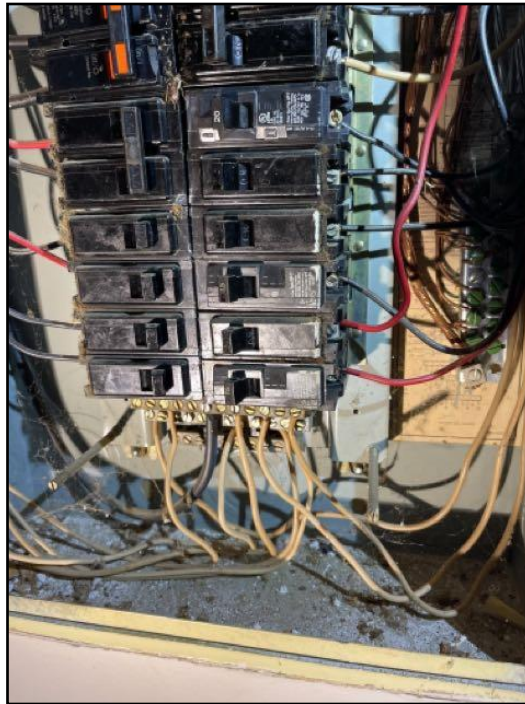
20. Infrared camera displays a thermal anomaly....

9. Condition: • From time to time there may be a need to change a breaker or add one to your electrical panel. Most electrical devices, like switches, outlets and such, can be switched out with another brand without any problems. Breakers, however, are brand specific and require the exact replacement type to function properly in the electrical panel. Because of different mounting techniques, thickness of buss bars, and whether the breakers are press in or bolt on, it is necessary to use the appropriate breaker for the specific panel. I recommend reviewing the manufacturers installation instructions and making the necessary safety improvements

Implication(s): Electrical Hazard

Location: Development Wide 30%

Task: Repair



21. From time to time there may be a need to...

DISTRIBUTION EQUIPMENT \ Transfomer conditions

10. Condition: • The transformers pad has settled. Settlement can cause stress on the components and connections, I recommend consulting a qualified contractor to make the necessary repairs.

Location: Location 2440, 2467, Various Location

Task: Repair



22.



23.



24.



25.

BRANCH CIRCUIT \ Outlet conditions

11. Condition: • Ungrounded three-prong receptacles

The electrical outlets in this location do not have grounds. It should be repaired or replaced as soon as possible. I

recommend the electrical system to be evaluated by qualified contractor make any and all repairs.

Location: Development Wide 20%

Task: Repair



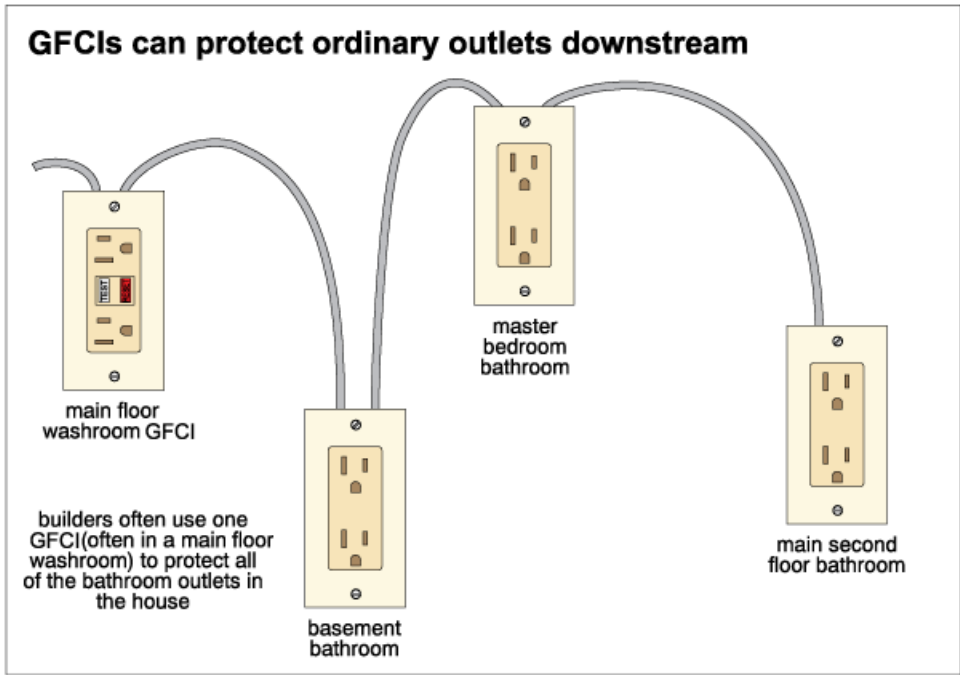
26. Ungrounded three-prong receptacles

12. Condition: • The Installation of ground fault circuit interrupter (GFCI) outlets is advisable in Bathrooms, Kitchens, Exterior, Basements, Garages, Laundry Area and over counters. A (GFCI) outlet offers protection from shock or electrocution. I recommend contacting a qualified electrical contractor to improve safety

Implication(s): Potential Electrical Hazard

Location: 2431 bathroom/kitchen 2432 Bathroom Development Wide 10%

Task: Improve Safety



27. The Installation of ground fault circuit...



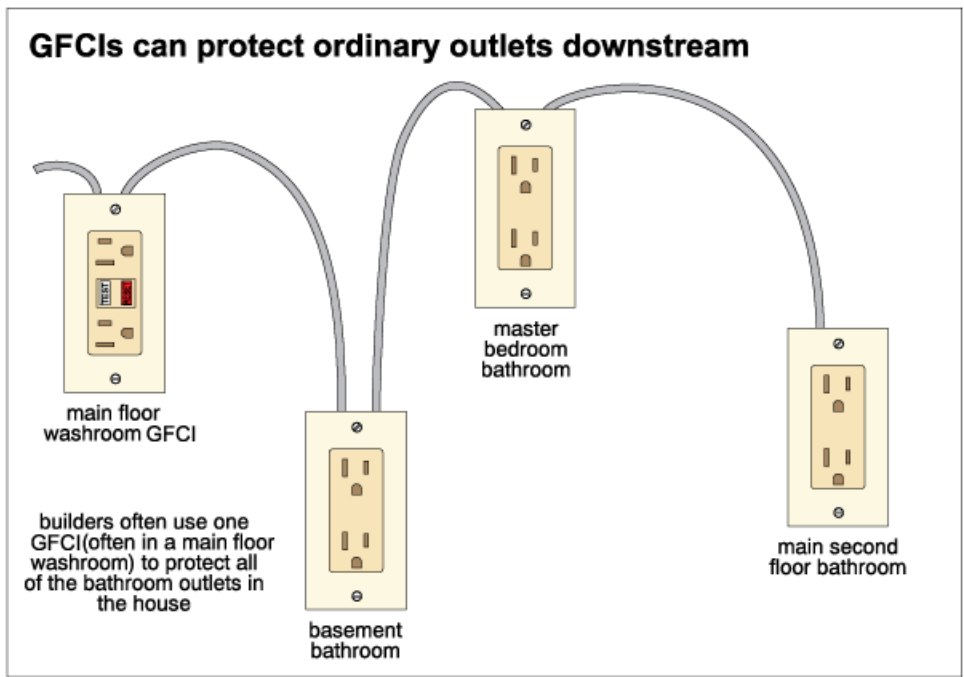
28. The Installation of ground fault circuit...

13. Condition: • The GFCI is not tripping (shutting off the electric) when tested at the outlet or with a testing device. I recommend that a qualified electrician perform repairs as needed for safe use.

Implication(s): Potential Electrical Hazard

Location: 2355 Bathroom Development Wide 5%

Task: Repair



29. .The GFCI is not tripping (shutting off the...

BRANCH CIRCUIT \ Light conditions

14. **Condition:** • Damaged

Light fixture deficiencies were present at the time of inspection, scheduled contractual maintenance is recommended for common repairs.

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Location: Exterior Lighting Development Wide 60%

Task: Repair



30. Damaged



31. Damaged



32. Damaged

15. Condition: • Damaged

Light fixture deficiencies were present at the time of inspection, scheduled contractual maintenance is recommended for common repairs.

Location: Development Wide Interior Fixture 70%

Task: Replace



33. Damaged



34. Damaged

16. Condition: • The exterior lights are leaning. I recommend contacting a qualified contractor to make the necessary repairs.

Location: Exterior Lantern

Task: Repair

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35.



36.

Recommendations

GENERAL \ Overall condition

17. Condition: • Fair

The equipment was operable, but annual service is recommended. No contractual maintenance was noted. I recommend contacting a qualified heating air conditioning technician for an annual check up.

Location: Development Wide

Task: Repair

FURNACES \ Unit #1

18. Condition: • Beyond typical life expectancy

The quality of the brand has a lot to do with anticipated life expectancy. How well was the machine maintained? Even a new unit, if treated badly by an owner, will fail faster than anticipated. For instance, if a machine is run constantly, installed in a way that is not ideal, and covered with debris that blocks air flow or clogs filters, it may fail a lot earlier than expected. Where is the unit installed? Geographic regions can also play a role in the life of a heating or cooling unit. If it is run constantly for a major part of the year it is going to sustain classic "wear and tear" that may shorten its lifespan. How easy is it to make repairs or to maintain? Some companies designed systems that are easy to maintain and for which replacement parts are readily available. Some manufacturers do not do this, and this can lead to problems. With all of this in mind, however, you should not invest in any HVAC installation that doesn't at least promise a 15 to 20 year lifespan on the major parts. For instance, a compressor or condenser unit should last at least a full decade. Air handlers too should have a longer lifespan and should not need replacement any sooner than 15 years after installation. Though these anticipated time frames can be greatly lengthened by regular heating air conditioning repair and upkeep.

Location: Electric Heat Split Unit with Condenser

Task: Budget for upgrades

Cost: \$4,000 each

19. Condition: • A poor temperature differential can be a symptom of various issues. It is the difference between the temperature of the air going into the distribution system and the temperature of the air coming out. If the temperature differential does not meet the manufacture specifications it is usually just a sign of a deficiency within the HVAC system. I recommend having a qualified heating and cooling technician evaluate the system and make the necessary repairs.

Location: Unit 2431, 2421

Task: Repair

Recommendations

GENERAL \ Overall condition

20. Condition: • Poor

The condensing system maintenance was poor. System were in need of repair or replacement. Needed component and deficiencies were present during the inspection. I recommend having a qualified technician make the necessary repairs before you close.

Location: Development Wide 60%

Task: Replace

SPLIT SYSTEMS \ Condenser coil #1

21. Condition: • Beyond typical life expectancy

Condensing units are often outdoors and exposed to extreme temperatures throughout the year, which shortens their life expectancy. Modern air conditioners can last between 15-20 years, and older air conditioners last around 10-15 years.

The health and efficiency of your A/C depends on a number of factors, including whether or not you properly maintained the unit throughout its lifetime. Yearly A/C tune-ups will dramatically extend the units lifespan. I recommend discussing the maintenance contract with the current owner.

Location: Development Wide 60%

Task: Replace

Cost: \$2,500 +/- 20%



37. Beyond typical life expectancy



38. Beyond typical life expectancy

22. Condition: • Condenser coil damaged / obstructed / dirty

One of the ways in which a dirty or damaged condenser coil will affect a condensing unit is to reduce the overall efficiency of the unit. With a condenser coil that is dirty, damaged or blocked, the unit will have to work harder to achieve the same results. When the efficiency of the condensing unit is reduced, the unit will also cost the owner more money to operate. Reduced efficiency means that the unit must work harder which requires more electricity and in turn, this will

AIR CONDITIONING

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result in higher utility bills. A condensing unit with a dirty condenser coil may also lose some of its ability to provide cool air. A dirty condenser coil will have a reduced ability to transfer heat to the outside air and this can lead to a less effective cooling system. I recommend having a qualified HVAC technician make the necessary repairs before you close.

Location: Development Wide

Task: Repair



39. Condenser coil damaged / obstructed / dirty



40. Condenser coil damaged / obstructed / dirty

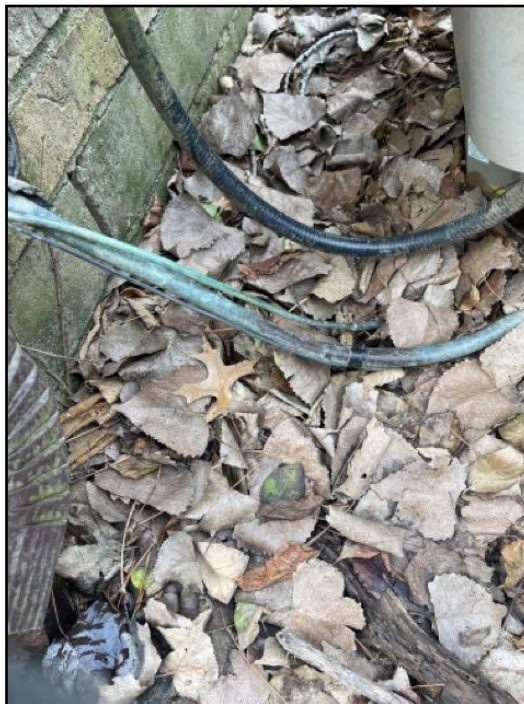
23. Condition: • Refrigerant lines damaged / missing insulation

The large-diameter line (suction line) should be insulated along its entire length. The insulation performs two functions. 1. It prevents the suction line from sweating and dripping water inside the house. 2. The insulation also prevents the suction line attracting heat from the outdoors on its way to the condenser coil. We are trying to take heat out of the house and dump it outside. We don't want to gather outside heat and dump it into the suction line before it goes into the A-Coil.

Location: Development Wide 10%

Task: Repair

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41. Refrigerant lines damaged / missing...

24. Condition: • The condensing units should be within approximately 10 degrees of level. Units may be out of level because of poor installation or settlement of the ground below the unit. The compressor may not be properly lubricated if the unit is not level. The other implication of a compressor out of level is slugging. As we described earlier, this means that a slug of liquid can be suddenly released into the compressor. The compressor was not designed to compress liquids. This is very hard on the compressor. Oil traveling with the refrigerant through the tubing may become trapped if the unit is out of level. This reduces the lubricant available to the compressor and may cause compressor failure. Another implication of condensing units being out of level is the refrigerant lines breaking as a result of the stresses placed on lines by the unit.

Implication(s): Premature failure

Location: Development Wide 10%

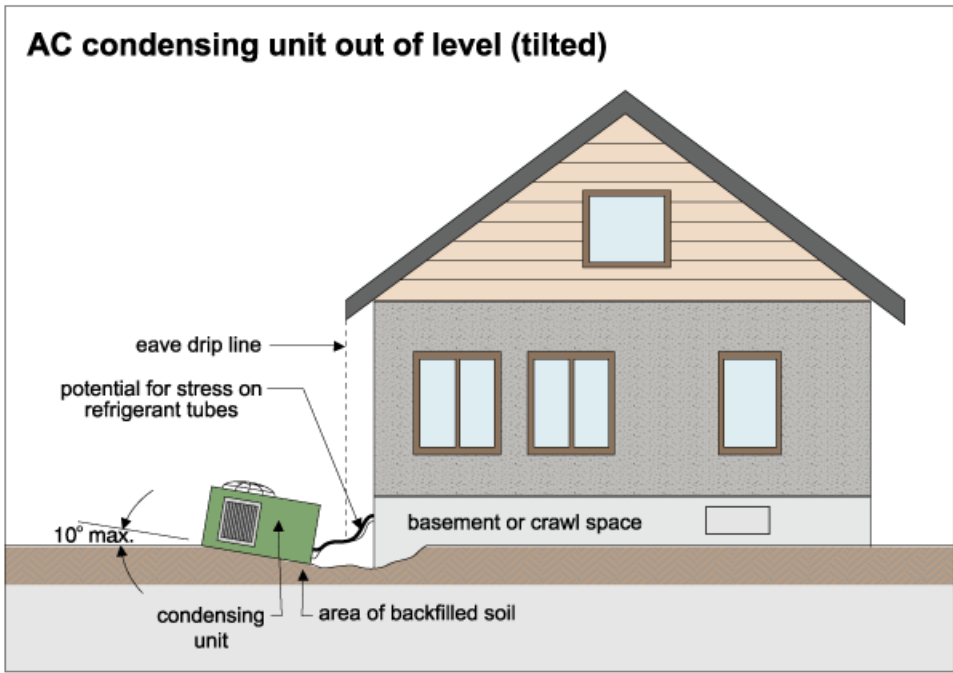
Task: Repair

AIR CONDITIONING

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42. The condensing units should be within...

25. Condition: • The exterior disconnect is missing. I recommend contacting a qualified contractor to make the necessary repairs

Location: Development Wide 70%

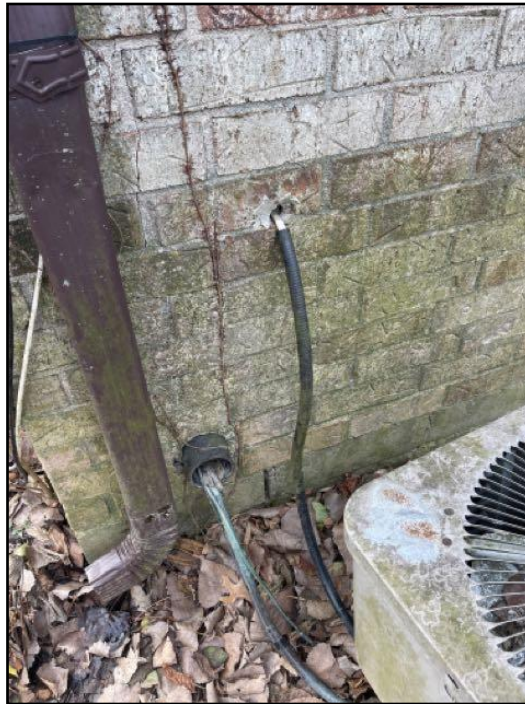
Task: Repair

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43.

26. Condition: • The exterior disconnect whip is under stress. I recommend contacting a qualified contractor to make the necessary repairs

Location: 4096

Task: Repair



44.

AIR CONDITIONING

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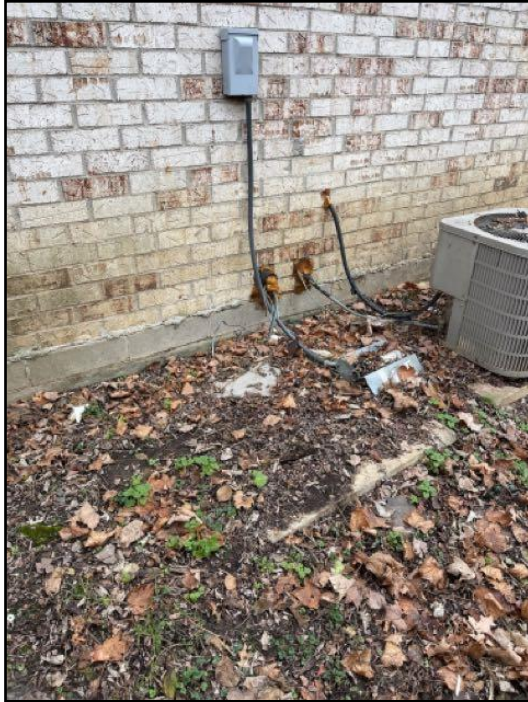
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27. Condition: • The exterior condensing unit is missing in various locations. I recommend consulting a qualified contractor to make the necessary repairs

Location: Structure 2450

Task: Repair



45.



46.

Recommendations

INDIVIDUAL EXHAUST FANS \ General

28. Condition: • Damaged

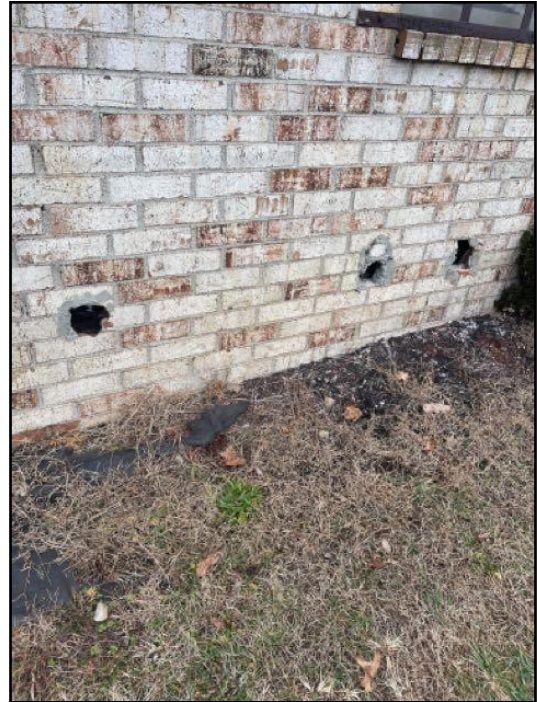
The weather tight penetration is damaged. I recommend contacting a qualified contractor to make the necessary repairs before you close.

Location: Structure 2428

Task: Repair



47. Damaged



48. Damaged

Recommendations

GENERAL \ Overall condition

29. Condition: • Poor

The plumbing system maintenance was poor. System were in need of repair or replacement. Needed component and deficiencies were present during the inspection. I recommend having a qualified technician make the necessary repairs before you close.

Location: Development Wide

Task: Repair

GENERAL \ Level of Maintenance

30. Condition: • The overall condition of the structure was very poor during the renovation/restoration process of the plumbing system and deficiencies will need repaired/upgraded to meet future demands. It is common for plumbing systems and components in older structures to have been out of use, removed from service often for an extended period and/or modified over the years. This increases the potential that some adverse conditions affecting such systems and components that will not be able to be detected at the time of the PCA ASTM E2018 inspection and/or may become evident only after completion of the inspection. I recommend the complete plumbing system be reviewed before closing.

Location: Bathroom Development Wide 50%

Task: renovation/Restoration

Cost: Basic bathroom restoration \$7k +/- 10%



49. The overall condition of the structure was...



50. The overall condition of the structure was...

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51. The overall condition of the structure was...

31. Condition: • Dishwasher the heating element is inoperative. I recommend her head qualified appliance repair technician to service the unit.

Location: 2420 dishwasher

Task: Repair



52.

DOMESTIC WATER HEATING \ Heater/Boiler and tank

32. Condition: • Equipment leaking

The water heater is leaking. I recommend contacting a qualified plumber before you close

Location: 2332 Water Heater

Task: Repair



53. Equipment leaking

FIXTURES \ Bathtub / shower enclosures

33. Condition: • Loose tile in the tub/shower enclosure

The bathroom shower tile is loose. As water and solvents continue to damage the substrate the condition of a tile will worsen. I recommend consulting a qualified general contractor for a cost analysis before you close.

Location: Unit 2431, Development Wide 70%

Task: Renovate

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54. *Loose tile in the tub/shower enclosure*

Recommendations

GENERAL \ Overall condition

34. Condition: • Poor

The roofing system condition was poor, annual maintenance is recommended. No contractual maintenance was noted. I recommend contacting a qualified roofing contractor to evaluate the deficiencies and provide a cost analysis before you close.

Location: Development Wide

Task: Replace

ASPHALT SHINGLES \ Deficiencies

35. Condition: • Beyond typical life expectancy

The roof show signs of severe aging the roof is near or at the end of it's life expectancy. The roof shows evidence of deterioration that is average for roofing of this age. Although, the roof shows no visual evidence of leakage on the day of inspection. I recommend a qualified roofer review the current condition of the roof and provide the necessary materials and labor to repair or replace the roof before closing on the property.

Location: Roof Development Wide 10%

Task: Replace

Time: Immediately

Cost: Re-Roof (\$365 x Sqft 1 layer) (\$21 2 layer)



55. Beyond typical life expectancy



56. Beyond typical life expectancy

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57. Beyond typical life expectancy



58. Beyond typical life expectancy



59. Beyond typical life expectancy



60. Beyond typical life expectancy

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61. *Beyond typical life expectancy*



62. *Beyond typical life expectancy*



63. *Beyond typical life expectancy*



64. *Beyond typical life expectancy*

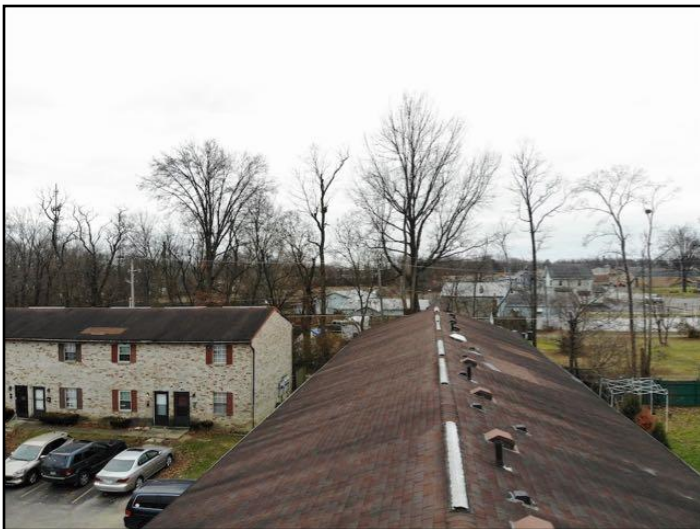
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65. Beyond typical life expectancy



66. Beyond typical life expectancy

TYPICAL ROOF DEFECTS \ Flashings

36. Condition: • Not regletted into the masonry wall

While flashing is essential to good performance of masonry, proper detailing and construction is of the utmost importance. Flashing that stops short of extending through a wall is little better than no flashing at all. It is important that flashing penetrating the wythe of masonry extend fully to the outside and form a drip. Flashing and counter flashing must be adequately lapped such that water cannot get behind the inner layer to enter the interior of the structure. Furthermore, flashing must be continuous. Any bends or breaks must be completely sealed. Special, preformed shapes that minimize the cutting necessary are available for problem areas such as outside corners. I recommend having a qualified roofer or annual maintenance contractor review the flashing and make the necessary repairs.

Location: Sidewalk Flashing Structure 2428

Task: Repair

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67. Not regletted into the masonry wall



68. Not regletted into the masonry wall



69. Not regletted into the masonry wall

DRAINAGE \ Gutters and Downspouts

37. Condition: • Poor condition

Runoff/leakage from gutters and downspouts was present and could be causing water intrusion on the interior structure

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in various locations. The gutters have loose or missing, spikes or straps and damaged connections. All of the connections should be examined and repair or replace as needed. The most common issue with spouting is perimeter drains involves the system becoming clogged with dirt, roots and other underground debris. Structures that use clay or concrete weeping tiles to drain water are prone to more problems as they age, and will often become unusable over time. PVC perimeter drains on new structures can become disconnected due to common settlement of the structure. Underground drainage is excluded from the property inspection and are out of the view of the inspector. It is impossible to predict issues with site drainage from a one time noninvasive visit to the property.

Location: Gutters Development Wide

Task: Replace

Cost: Upgrade \$7 Liner Foot Demo/Replace +/-20%



70. Poor condition

38. Condition: • Discharging too close to building

The gutters should be extended six feet beyond the foundation wall. This will prevent hydrostatic pressure from building up around the foundation wall causing the structure to fail and leak. I recommend improving this condition to prevent or stop any damage to the building.

Location: Development Wide 100%

Task: Repair

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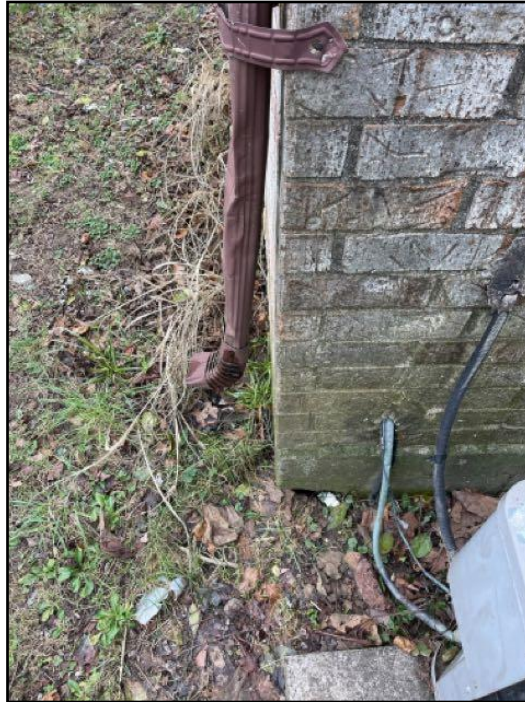
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71. Discharging too close to building

Recommendations

GENERAL \ Overall condition

39. Condition: • Rental Property receive high abuse from tenants. Property condition consultants considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new structure and this building cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that buildings of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does no grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basement could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older structures. Sometimes in older buildings there are signs of damage to wood from wood destroying organisms. Having this is typical and fairly common. If the building inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer recalls on components that could be in this structure. Always consider hiring the appropriate expert for any repairs or further inspection.

Location: Development Wide

Task: Renovate when necessary



72. Rental Property receive high abuse from...



73. Rental Property receive high abuse from...

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74. Rental Property receive high abuse from...



75. Rental Property receive high abuse from...



76. Rental Property receive high abuse from...

INTERIOR SURFACES - CEILINGS \ General

40. Condition: • Water stains observed on the ceiling could be coming from roof, gutters or exterior side. Although the water stains were found with an infrared camera and tested with a moisture meter and found to be active, I recommend

contacting a qualified contractor to preform a water test. Using a water hose in this area to simulate heavy rain/storm-like conditions may uncover needed repairs. I recommend you check with the current owner to verify that a qualified contractor is scheduled to remedied this active water intrusion.

Location: 4106 living Room ceiling

Task: Repair



77. Water stains observed on the ceiling could...



78. Water stains observed on the ceiling could...

INTERIOR SURFACES - WALLS \ General

41. Condition: • Water damage was found at this location. Infrared (IGC) thermal imaging sensor/camera, was used to visually guide the inspector to the precise spot that moisture may be hiding. If left unattended could cause other components of the structure to deteriorate. I recommend a contractor investigate this problem and find a remedy.

Implication(s): Material Deterioration

Location: 2455 Front Bedroom Closet, 2397

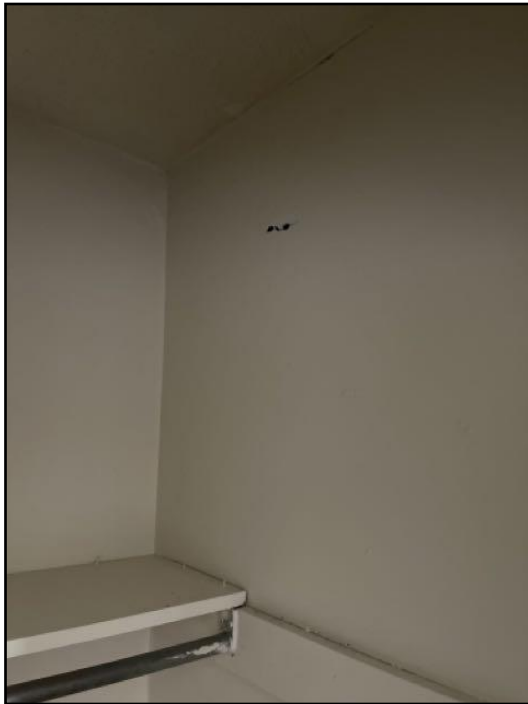
Task: Repair

INTERIOR COMPONENTS

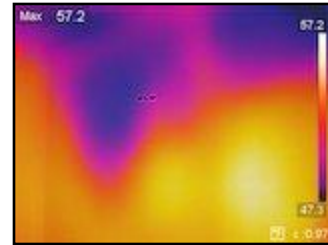
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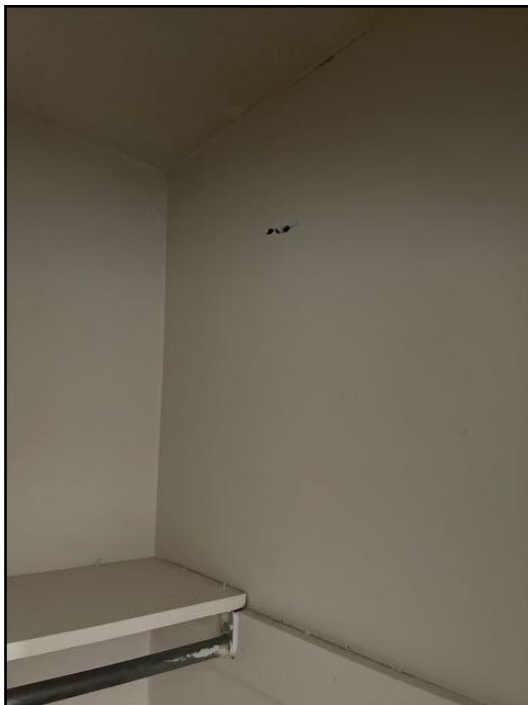
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79. Water damage was found at this location....



80. Water damage was found at this location...



81. Water damage was found at this location....



82. Water damage was found at this location...

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83. *Water damage was found at this location....*

Recommendations

GENERAL \ Overall condition

42. Condition: • Poor

The overall condition of the structure was poor. There appears to be visible structural defects that would affect habitability. There were general maintenance items that require attention as well. I recommend discussing general maintenance with the property manager or current owner.

Location: Development Wide

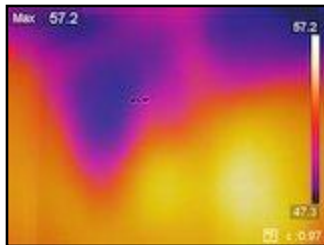
Task: Repair

GENERAL \ Level of Maintenance

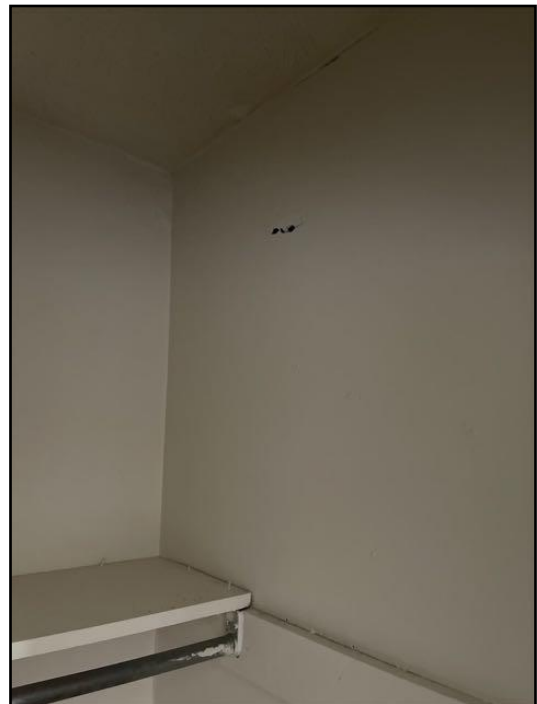
43. Condition: • There was material deterioration and water intrusion consistently throughout the development due to roofing and plumbing deficiencies. I recommend contacting a qualified contractor for a cost analysis before you close.

Location: Development Wide

Task: Repair



84.



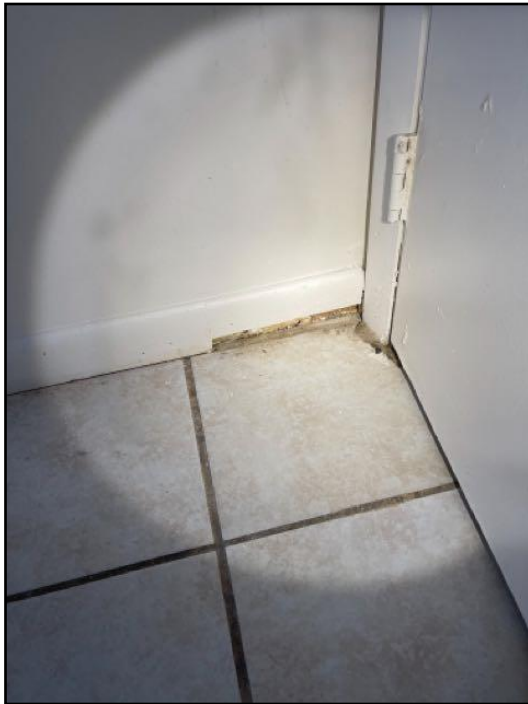
85.

STRUCTURE

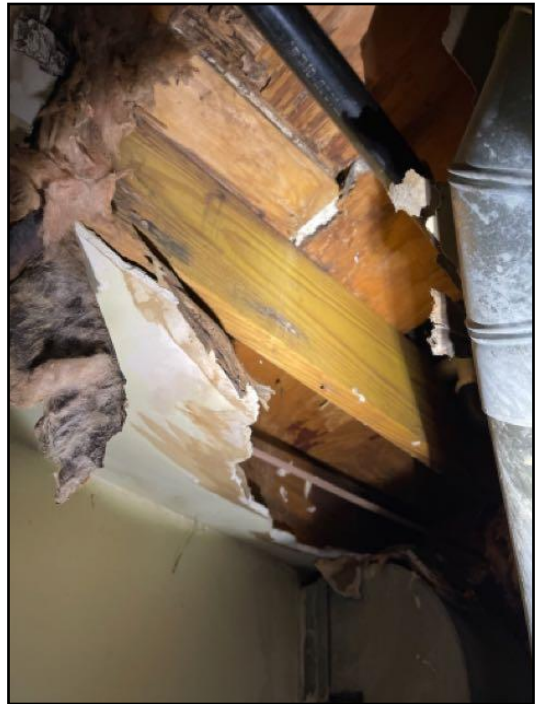
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86.



87.

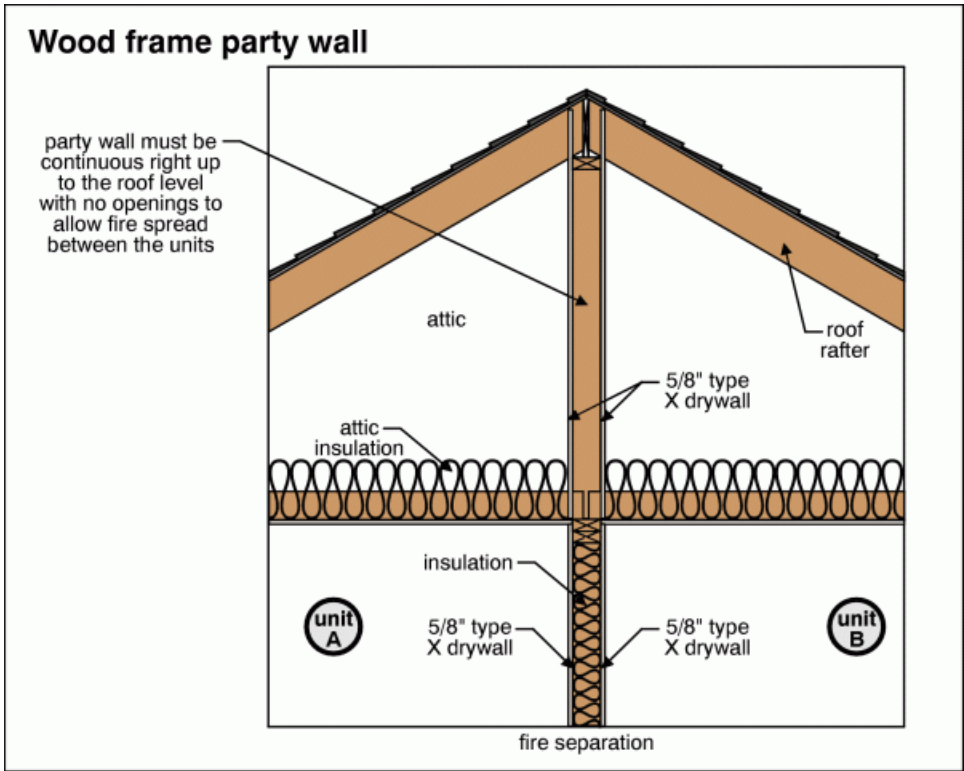
GENERAL \ Structure

44. Condition: • Living area separating tenant space requires that the demising wall be rated masonry or 5/8 inch Type-X gypsum drywall, seams similarly taped and embedded. Plus Party wall must be at least 1/2 inch drywall, seams taped and embedded. Type-X drywall is made with fiberglass fibers that helps the gypsum retain its integrity in the event of a fire, I recommend improving occupant safety and security.

For liability purposes I recommend verifying with the current owner if fire separation is present. No access was granted to the attic.

Location: Attic

Task: Request disclosure



45. Condition: • Fire damage was found. Consult the owner for extent of damage and occurrence period. The proper municipal authority should supply documents in review of this occurrence with recommendation of correction if any. ASTM E 119 (ASTM International 2000) For wood members that have charred, the char layer can be easily scrapped off. Obviously, any charred portion of a fire-exposed wood member has no residual load capacity. The wood beneath the char layer has residual load capacity; but, this residual capacity will be less than the load capacity prior to the fire. Members that have only visual smoke damage or slight browning of the surface also have significant residual load capacity. I recommend further investigation be made into this incident to insure structural integrity of the building.

Implication(s): Possible Decreased Load Capacity

Location: 4111, 4104, 2430

Task: Further evaluation Needed

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88. Fire damage was found. Consult the owner fo...



89. Fire damage was found. Consult the owner fo...



90. Fire damage was found. Consult the owner fo...

WALLS \ Lintels and shelf angles

46. Condition: • Corroded

Lintels transfer the structural loads over the opening. Rusted lintels can cause structural movement and allow water

intrusion, I recommend contacting a masonry contractor for the necessary repairs before you close.

Location: Development Wide

Task: Prep & Coat on my



91. Corroded

WALLS \ Damage

47. Condition: • Cracked - settlement

The exterior cladding appears to be shifting and separated from the substrate. I recommend consulting a qualified engineer, masonry or concrete contractor that specializes in structural repairs and can provide a cost analysis.

Location: Rear Corner Structure of 2400, 4118, 2450

Task: Repair

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92. Cracked - settlement



93. Cracked - settlement



94. Cracked - settlement



95. Cracked - settlement

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96. Cracked - settlement



97. Cracked - settlement



98. Fire damage was found. Consult the owner fo...



99. Cracked - settlement

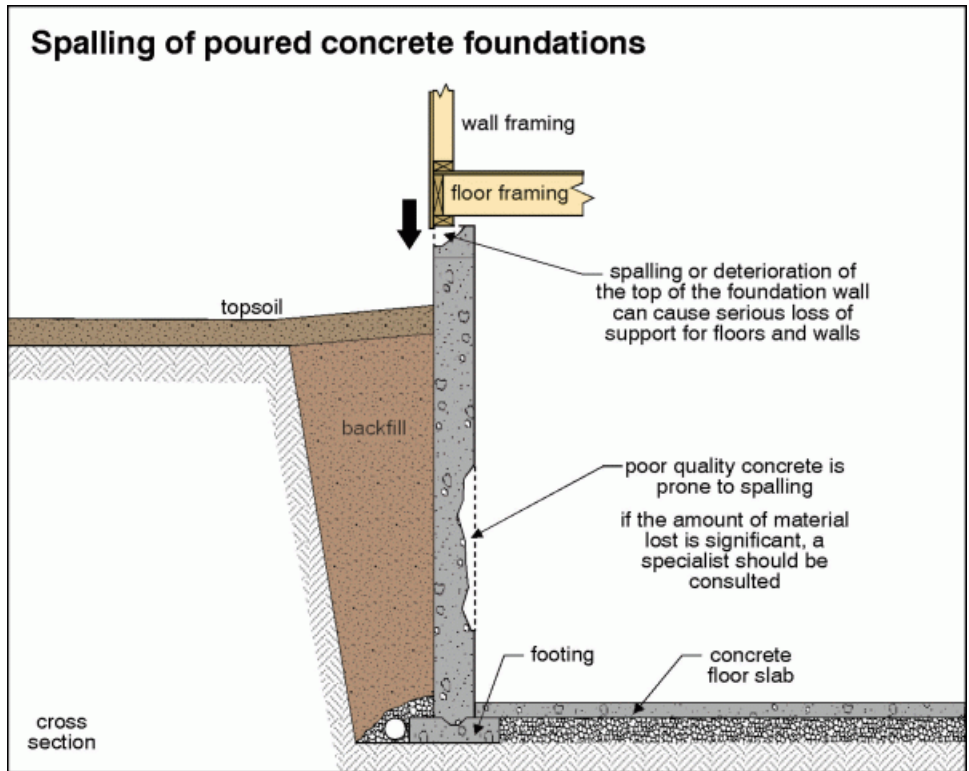
48. Condition: • Surface deterioration (spalling, crumbling material) was observed on the masonry. This condition is caused by water intrusion entering behind the material. It does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, the recommendation would be to

consider correcting conditions that allow runoff and prevent water intrusion.

Implication(s): Material Deterioration

Location: South corner 2441

Task: Repair



100. Surface deterioration (spalling, crumbling...

ROOF \ Deck

49. Condition: • Rot

The roof decking is rotted in various locations. I recommend contacting a qualified contractor to make the necessary repairs.

Location: Various Throughout

Task: Replace



101. *Rot*

Recommendations

GENERAL \ Overall condition

50. Condition: • Fair

The overall condition of the structure was fair. There appears to be visible structural defects that would affect habitability. There were general maintenance items that require attention as well. I recommend discussing general maintenance with the property manager or current owner.

WALLS \ General condition

51. Condition: • Shutters various locations are damaged. I recommend replacing or eliminating the damaged shutters.

Location: Development wide

Task: Repair



102.

WALLS \ Masonry

52. Condition: • Mortar deterioration

Typically, masonry restoration is thought of in terms of tuck pointing, which, in itself, is a misnomer. Tuck pointing is a term for adding to a joint and its not what is typically thought of in the restoration process. A masonry restoration in the proper term is removing a certain amount of mortar from a joint, and then replacing it with new is, technically, called repointing. Removing any loose masonry, replace brick or block that no longer have structural integrity, caused by efflorescence or spalling. I recommend contacting a qualified mason that specializes in restoration projects.

Location: Development Wide 10%

Task: Repair

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103. Mortar deterioration



104. Mortar deterioration



105. Mortar deterioration



106. Mortar deterioration

53. Condition: • Cracks

Stair step cracks in masonry are usually a sign of structural movement. I recommend contacting qualified masonry contractor to make the necessary repairs.

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Location: Development Wide 10%

Task: Repair



107. Cracks



108. Cracked - settlement



109. Cracks

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WALLS \ Siding - vinyl

54. Condition: • Siding has minor damage. Any opening should be sealed to prevent water entry. I recommend contacting a qualified contractor to make the necessary repairs before you close
The siding is damaged in various locations to soffit, rake, edge, freeze board, and fascia flashing. I recommend have a qualified contractor make the necessary repairs.

Implication(s): Chance of Water Intrusion

Location: Development Wide 20%

Task: Repair



110. Siding has minor damage. Any opening should...



111. Siding has minor damage. Any opening should...

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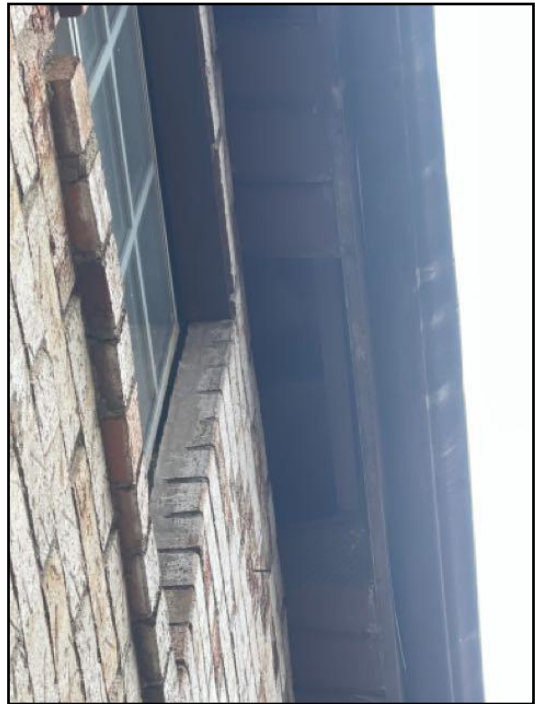
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112. Siding has minor damage. Any opening should...



113. Siding has minor damage. Any opening should...

DOORS \ General

55. Condition: • Storm doors have standard wear & tear, screens are torn, door sweeps are broken, the screen door panel is rotted and the hardware is suffering from high abuse. I recommend replacement 70% development wide.

Location: Screen doors

Task: Repair

Cost: \$600.00 each

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- STRUCTURE
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114.



115.



116.



117.

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118.



119.



120.

DOORS \ Main entrance doors

56. Condition: • Rotted

Location: Exterior Entry Doors Development Wide 50%

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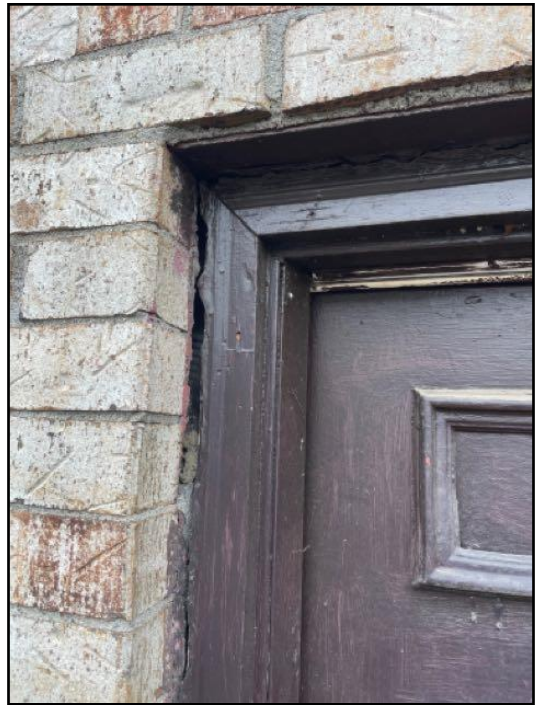
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Task: Replace



121. Rotted



122. Rotted



123. Rotted



124. Rotted

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125. Rotted



126. Rotted



127. Rotted



128. Rotted

WINDOWS \ Conditions

57. **Condition:** • Lost seal; formation of condensation between the glazing
Fogging or other moisture between the panes of glass which indicates a broken seal was found, repairs are

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recommended. Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not have been evident at time of this inspection. The windows were checked for obvious fogging. I recommended all windows be inspected by a window contractor for further lost seals.

Location: Development Wide 30%

Task: Repair



129. Lost seal; formation of condensation between...



130. Lost seal; formation of condensation between...

58. Condition: • The window will cause loss of energy efficiency and could cause physical injury. I recommend contacting a qualified contractor to make the necessary repairs.

Implication(s): Hazard to Occupants

Location: Unit 2430, 4104, 4092, 2385

Task: Repair

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131. The window will cause loss of energy...



132. The window will cause loss of energy...



133. The window will cause loss of energy...



134. The window will cause loss of energy...

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135. The window will cause loss of energy...



136. The window will cause loss of energy...

SITE WORK \ General

59. Condition: • I recommend all vegetation be cut back from the structure to limit pest entry and premature deterioration of building materials.

Implication(s): Possible Damage Structure

Location: Structure 4111, 4092

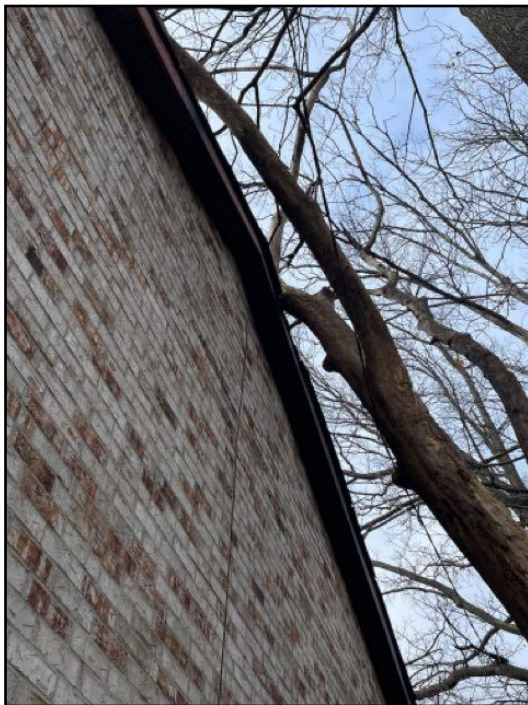
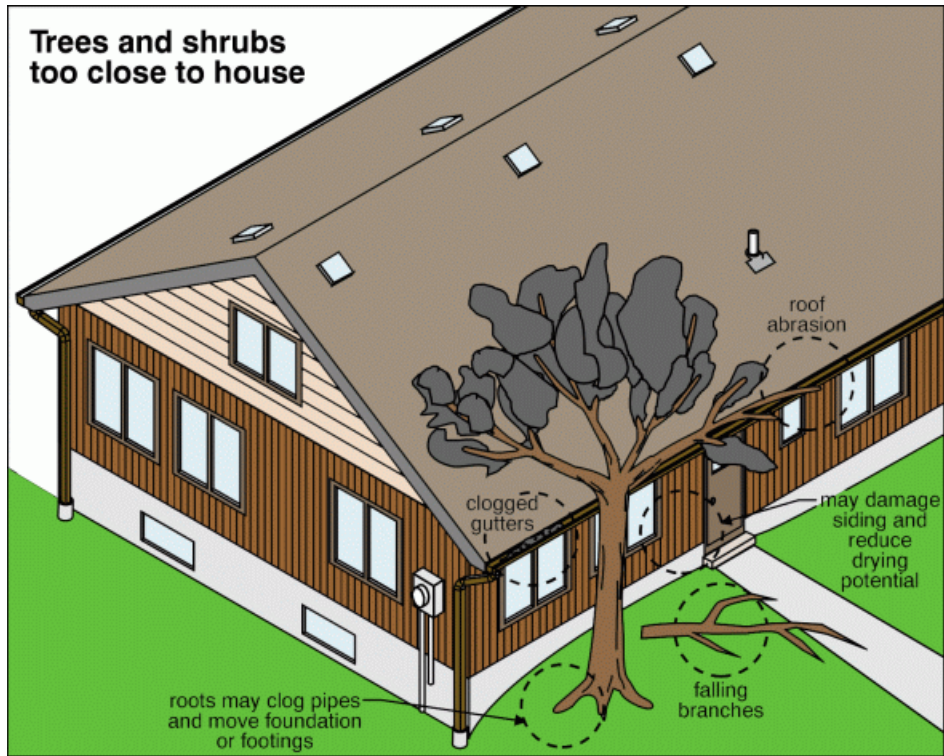
Task: Repair

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137. I recommend all vegetation be cut back from...



138. I recommend all vegetation be cut back from...

EXTERIOR COMPONENTS

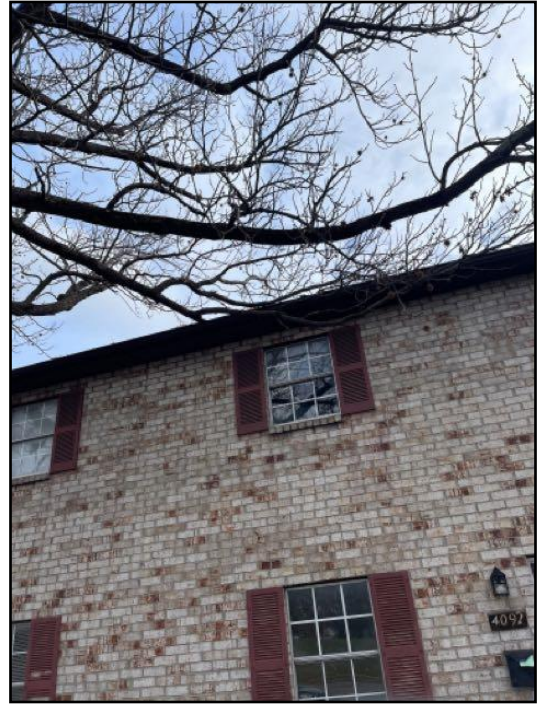
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139. I recommend all vegetation be cut back from...



140. I recommend all vegetation be cut back from...



141. I recommend all vegetation be cut back from...

SITE WORK \ Sidewalks and Walkways

60. Condition: • The concrete landings, stairs, and walkways are settling and spalling. I recommend consulting a qualified contractor who specializes in flat work for a cost analysis.

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Location: Development Wide 40%

Task: Replace

Cost: Demo/Place \$9.00 SQFT



142.



143.



144.



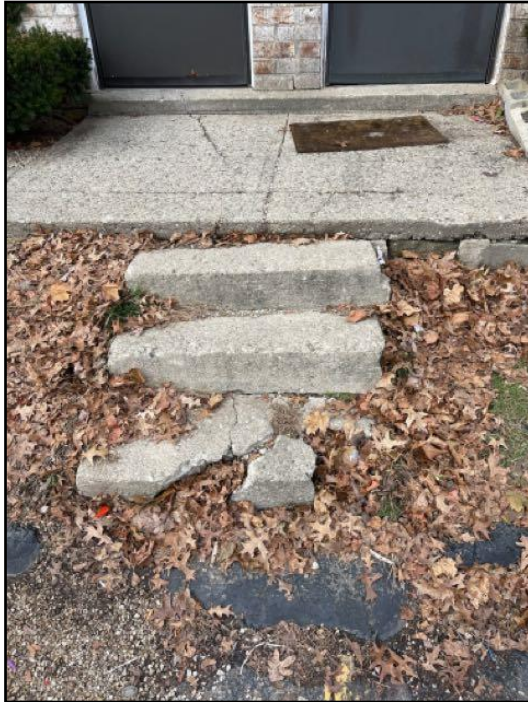
145.

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146.



147.

SITE WORK \ Asphalt pavement

61. Condition: • Cracking

The common types of pavement distresses include: cracking; distortion; disintegration; skidding hazards; and surface treatment distresses. Some of the typical causes of pavement deterioration include: traffic loading; environment or climate influences; drainage deficiencies; materials quality problems; construction deficiencies; and external contributors, such as utility cuts. I recommend monitoring this asphalt stress and scheduling for future regular maintenance.

Location: Parking Lot Development Wide 30%

Task: Repair

Cost: 2" Thick O&P S.Y. \$9.15 Total S.Y?

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148. Cracking



149. Cracking

62. Condition: • Sealcoating, or pavement sealing, is the process of applying a protective coating to asphalt-based pavements to provide a layer of protection from the elements: water, oils, and U.V. damage. I recommend contacting a qualified paving contractor for a quote analysis before you close.

Location: Parking Lot

Task: Repair

Time: 1-3 Years

Cost: Flush Seal Coating \$1.89 SY

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

