

# PROPERTY CONDITION DISCLOSURE SUMMARY

111-113 South Augusta Street | Staunton, Virginia 24401

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*The following summarizes material conditions identified in third-party inspections conducted in connection with a prior sales contract. Full reports are available upon request.*

## **1. ROOF — Baker Roofing Company**

- Active interior leaks confirmed; roof is in poor condition with an estimated 1–5 years of remaining life
- Standing seam metal roof has heavy rust on all panels; paint faded
- Flashings and penetrations are improperly sealed or rusted throughout

## **2. HVAC — Schrock Mechanical Service**

- Both systems are approximately 25 years old and at or beyond end of life; replacement should be anticipated

## **3. STRUCTURAL — Dunbar Structural Engineering**

- No immediate life-safety concerns identified; building is serviceable but has deferred maintenance throughout
  - Masonry: widespread deteriorated mortar, cracking, sagging wood lintels, and moisture infiltration on all elevations
  - Observable lateral movement of the structure toward the adjacent north property; further analysis recommended
  - South side wall has a significant vertical crack possibly indicating rear corner settlement
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*Full inspection reports from Baker Roofing, Schrock Mechanical, and Dunbar Structural Engineering are available to qualified buyers upon request. Seller makes no representations beyond what is contained in those reports.*