



MY PROPERTY INSPECTOR

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<https://www.mypropertyinspector.com>



COMMERCIAL MULTI-UNIT INSPECTION REPORT

4468 Reinbeau Dr
Columbus, OH 43232

Gerard Tema

09/09/2024



Inspector

Russell Allen

Ohio License: OHI.2023000336, Ohio Radon

License: RT1914, WDI License: 162891,

Internachi Certified Inspector:

NACHI20081934, Certified Commercial

Property Inspector: CCPIA-002779

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Agent

Nita Ross

Berkshire Hathaway, The Platinum Group

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Report objective: The objective is to provide the client with information about the condition of the observed systems and components at the time of the inspection. The client is advised to read this report in its entirety and to act on all recommendations.

Scope of work: The inspection is defined as the process of an inspector collecting information through visual observation during a walk-through survey of the subject property, conducting research about the property, and then generating a meaningful report about the condition of the property based on the observations made and research conducted by the inspector. A commercial inspection requires the inspector to make observations, conduct research, and report findings. The scope of this inspection is defined and limited by the standards, limitations, exceptions, and exclusions as contained in the CCPIA International Standards of Practice (ComSop found here: <https://ccpia.org/standards-of-practice/>) and the Pre-Inspection Agreement. Some components and systems may have been inspected in addition to those required by the standards. This does not expand the scope of the inspection. Other deficiencies could exist in the out-of-scope systems and components. The systems and components that were inspected are listed in the report. The subject property may have concealed conditions, latent defects, or cosmetic deficiencies that do not significantly affect a property's system or part of a system's performance for the system's intended purpose that are not included in this report.

Recommendations for further evaluation: If we made a recommendation for further evaluation, that evaluation should be performed prior to the end of your inspection contingency period.

Disclaimer of warranty: The Client understands that the inspection and report do not, in any way, constitute a guarantee, warranty of merchantability or fitness for a particular purpose, express or implied warranty, or an insurance policy. Additionally, neither the inspection nor the report is a substitute for any real estate transfer disclosures that may be required by law.

Ownership and distribution of report: My Property Inspector maintains ownership and copyright of this report. This report has been prepared for the sole and exclusive use of the Client. The Client has permission to distribute this report or direct its distribution as needed to the parties of the client's purchase transaction. No other individuals or entities have permission to distribute this report.

SUMMARY



ITEMS INSPECTED

ACCEPTABLE OR
MAINTENANCE

REPAIR / REPLACE

PRIORITY / SAFETY ISSUE

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- 🔧 6.1.1 Parking - Parking lot: Storm Water Drainage: Drain Termination Unknown
- ⊖ 6.3.1 Parking - Lighting: Parking Lot: Inadequate Lighting
- ⊖ 6.6.1 Parking - Markings: Stalls Not Marked
- ⊖ 6.8.1 Parking - Safety & Security: Did not Appear to be ADA Compliant
- ⊖ 6.8.2 Parking - Safety & Security: Ramps - No Anti-Skid Surface
- ⊖ 6.9.1 Parking - Signage: Routes to Entrances/Exits Not Clear
- ⊖ 6.11.1 Parking - Surfacing: Deterioration - Generally Severe
- ⊖ 7.1.1 Grounds and Drainage - Walkways and Steps : Walkway - Uneven Surface (Trip Hazard)
- ⊖ 7.1.2 Grounds and Drainage - Walkways and Steps : Crumbling Concrete on Steps
- 🔧 7.2.1 Grounds and Drainage - Grading and Surface Drainage: Acceptable
- ⊖ 7.3.1 Grounds and Drainage - Vegetation: Vegetation - Against/Near the Property
- 🔧 7.3.2 Grounds and Drainage - Vegetation: Tree(s) - Limbs Within 10 Feet of Roof
- ⚠️ 9.1.1 ---- FRAME & ENVELOPE ---- - Foundation Configuration: Exterior Wall Cladding - At End of Useful Life
- ⊖ 10.2.1 Landscaping and Appurtenances - Boundary Walls: Wall - Water Infiltration
- ⊖ 10.3.1 Landscaping and Appurtenances - Fencing: Deterioration: Moderate to Severe
- ⊖ 10.4.1 Landscaping and Appurtenances - Trees: Trees: trimming needed
- ⊖ 10.5.1 Landscaping and Appurtenances - Exterior Lighting: Walkway lights: repair/replace
- 🔧 13.2.1 Attic, Roof Structure, & Ventilation - Attic Access: Pull Down Stairs - Not Insulated
- ⊖ 13.2.2 Attic, Roof Structure, & Ventilation - Attic Access: Pull Down Stairs - End of Life
- ⊖ 13.6.1 Attic, Roof Structure, & Ventilation - Exhaust Fan(s): Exhaust Fan(s) - Terminating in Attic
- 🔧 14.1.1 Bathroom(s) - General Information: Plumbing Fixtures - Not Sealed
- ⊖ 14.3.1 Bathroom(s) - Sink(s): Sink - Damage Present
- 🔧 14.4.1 Bathroom(s) - Undersink Plumbing - Bathroom: Drain Pipes - Flex Drain Pipe Present
- ⊖ 14.4.2 Bathroom(s) - Undersink Plumbing - Bathroom: Drain Pipes - Sealed
- ⊖ 14.5.1 Bathroom(s) - Bathtub(s): Drainage - Hindered
- ⊖ 14.5.2 Bathroom(s) - Bathtub(s): Faucet/Valves - Not Flush with Wall
- ⊖ 14.5.3 Bathroom(s) - Bathtub(s): Faucet/Valves - Valve Handle Missing
- ⊖ 14.7.1 Bathroom(s) - Shower Walls: Sealant - Cracked/Gaps Present
- ⊖ 14.8.1 Bathroom(s) - Toilet(s): Toilet - Not Flushing Properly
- ⊖ 15.1.1 Pests - Pests: Bees entering structure
- ⊖ 17.1.1 Roof Surface - Roof Drainage Systems Including Gutters and Downspouts: Gutters - Vegetation Growth
- ⊖ 17.1.2 Roof Surface - Roof Drainage Systems Including Gutters and Downspouts: Gutters and Downspouts - End of Useful Life
- ⚠️ 17.2.1 Roof Surface - Roof Surface Materials: General - Full Roofing Evaluation Recommended
- ⊖ 17.4.1 Roof Surface - Roof Flashings: Drip Edge - Displaced
- 🔧 17.5.1 Roof Surface - Roof Penetrations: Acceptable

- ⊖ 17.6.1 Roof Surface - Roof Structure/Framing: Roof Structure - Painted White
- ⊖ 17.6.2 Roof Surface - Roof Structure/Framing: Roof Structure - Moisture Stains at Shingle Nail Locations (indication of condensation)
- ⚠ 17.6.3 Roof Surface - Roof Structure/Framing: Rafters at Rake End of Gable - Separated from Ridge
- ⊖ 18.3.1 Roof-mounted Vents - Roof Structure vents: Continuous Ridge Vent - Missing
- ⊖ 20.7.1 Plumbing - Water Heater: Electric: Rust stains, previous leakage
- ⊖ 20.7.2 Plumbing - Water Heater: Electric: Water heater too small
- ⊖ 20.8.1 Plumbing - Temperature/Pressure Relief Valve: Discharge pipe: none installed
- 🔧 22.1.1 Heating & Cooling Components - General Information: HVAC Servicing Documentation Not Present
- ⊖ 22.2.1 Heating & Cooling Components - Exterior Unit(s) - Split System : Exterior Unit - Aged
- ⊖ 22.2.2 Heating & Cooling Components - Exterior Unit(s) - Split System : AC Not Functional Cooling Mode
- ⊖ 22.3.1 Heating & Cooling Components - Interior Unit(s) - Split System : Interior Unit - Aged
- ⊖ 22.5.1 Heating & Cooling Components - Condensate Drain Pipe: Condensate Pipe - Drip Leak
- ⊖ 22.7.1 Heating & Cooling Components - Air Filter/Return Plenum: Return Plenum/Duct - Visible Dust Present
- ⚠ 24.5.1 Electrical - Service Equipment/Electrical Panel: Panel - Federal Pacific Electric Panel Information
- ⚠ 24.6.1 Electrical - Service Grounding/Bonding: Water Pipe Bonding - Missing/Not Visible
- ⚠ 24.8.1 Electrical - Breakers: Breakers - Stab Lok Brand (Defective)
- ⚠ 24.9.1 Electrical - GFCI Protection: GFCI - Not Present (Repair)
- ⊖ 24.10.1 Electrical - Smoke Alarms/Detectors: Aged Alarms

1: EXECUTIVE SUMMARY

Information

General Description: CLIENT INFORMATION

Time-of-sale

Gerard Tema

General Description: CONSULTANT INFORMATION

Consultant: Russell Allen

Address: 4553 Ravine Drive, Westerville, Ohio 43081

My Property Inspector was founded in 2020 in Southwest Ohio, then restarting operations to Columbus Ohio in May 2023 where we have continued to grow over the past 18 months. After a 30-year career in sales and executive leadership in the professional services sector, and home remodeling services, I started My Property Inspector to provide an elevated experience to buyers of residential homes and investors in commercial properties across central Ohio. My Property Inspector differentiates itself from other companies by bringing a professional and reliable high standard of service and client experience at a competitive rate.

General Description: Building Classification

Class C

- This document is a Property Condition Report (PCR) of the property located at: 4468 Reinbeau Dr Columbus OH 43232
- This PCR was prepared by: Russell Allen
- This PCR was prepared for: Gerard Tema
- User's position with the property: Buyer
- The property habitable square footage is: 12390 sq. ft.
- Type of real estate transaction: Commercial Investment, Multi-Family
- Date of site visit: 09/09/2024

General Physical Condition: General Physical Condition

This property contained 40 residential rental units (plus a rental "office") dispersed throughout seven single story buildings, separated by a residential two lane street, placing three buildings on one side of the street, and the remaining four on the opposite side of the street.

In general, each building was consistent in their condition, and in need of significant repair and maintenance.

Hardscapes and drainage... The parking lot, driveways, and concrete flatwork in and around the complex were in a general state of disrepair and in need of maintenance or replacement. The asphalt parking lot and driveways were crumbling with pot holes, cracks, and sunken areas exposing loose aggregate. Curbing was crumbling in several locations around the complex, and parking lines were not clearly marked. A dedicated groundwater drainage system was not present, and it appeared that water management relied on grading toward grassy areas on the sides or rear of the property.

Exterior... The buildings' roofs, gutter and downspout systems, soffits/fascia, exterior cladding, and concrete flatwork all were at the end of their useful life, and in need of repair. Exterior cladding was a wood-based board and batten type of siding that was showing signs of water rot and delamination around all four sides of the building. Concrete stoops and sidewalks had, at many units, settled down and toward the home directing ground water toward the foundation and causing entry step rises to exceed the maximum rise of 7 3/4 inches. Fascia was damaged and stained, while soffit venting panels were in a similar state of separation creating points of entry for pests and water into the wall structure.

Roofs... The roofs were all appeared to be in the final third or at the end of their useful life and in need of replacement. Roofs were patched with different color shingles and tarps, and had evidence of soft sheathing causing bowing between roof rafters, and for one building in particular there were multiple layers of shingles adding excessive weight to the roof structure. This contributes to leaks and bowing/failure of roof decking. Some roofs were covered in thick layers of organic material and branches from overhanging pine trees and nearby Sycamores, which causes further damage to the roof surface, algae growth, and water infiltration.

Interior... The interior condition of the units were outside the scope of this inspection, but they were casually observed during the course of the inspection. Overall, the general condition of the interior for the inspected units seemed fairly consistent and acceptable. Most deficiencies seemed to be cosmetic, with some moderate to severe wear and tear to cabinetry and doors due to age and use. The two most significant deficiencies in the interior were the presence of Federal Pacific Stab Lok service panels and breakers. Stab Lok was recalled in the 70's and are considered a deficient panel and breaker system. The AC systems on many of the units I inspected were inoperable. In the units where the AC was operable, a few of the residents complained about a water leak from above the ceiling cold air return grate (this is likely coming from the condensate line with no catch pan, and/or not draining to the exterior of the

home). Some tenants have resorted to placing buckets or pans below the leak on the hallway floor. Bathroom tubs/showers needed repair to areas that were not sealed correctly leading to what appeared to be mold growth (excessive moisture). The drain system appeared to be draining slowly, and several under-sink drain system pipe joints were heavily sealed with caulk, which indicates that someone tried to repair a previous drain overflow problem that was leading to leaks into the vanity.

Plumbing... All faucets and fixtures worked correctly (with the exception of one shower that was missing a faucet handle, and one toilet that didn't flush correctly), and had adequate water pressure during a flow test. One garbage disposal was inoperable even after resetting it.

Opinion of Probable Costs: Opinion of Probable Costs

If the Inspection Report described herein contains any estimates as to the costs associated with making any repairs, the Client understands and agrees that said estimates are included solely as a guide and are not to be considered, understood or utilized by the Client as representing the actual costs associated with making any such repairs. The Client further acknowledges and agrees to hold harmless the Company in connection with any estimate(s) that may overstate or understate the actual cost of repair(s), even if said overstatement and/or understatement is due to the negligence of the Company. Regardless of any such estimates, the Client should obtain further qualification of any cost estimates from an appropriate contractor, tradesperson and/or professional.

Recommendations: Recommended Next Steps

Given the extent of repairs necessary. I recommend contacting local contractors in the following trades to receive estimates for repairs: Roofing and gutters, Siding, Asphalt and Concrete, Electrical, Plumbing, and HVAC.

2: PURPOSE, SCOPE, AND LIMITATIONS

		IN	NI	NP	O
2.1	Purpose	X			
2.2	Scope	X			
2.3	Limitations	X			
2.4	Documents Provided and Reviewed	X			
2.5	Interviews Conducted	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Documents Provided and

Reviewed: Documents Provided and Reviewed

No property documentation was provided

Documents Provided and

Reviewed: Permits and Code Violation research

No permit or code related documents were provided.

Purpose: Purpose of a PCA/PCR

A Property Condition Assessment (PCA), is performed to provide data for the development of a property condition report (PCR). A PCA typically includes research, interviews, and a comprehensive walk-through inspection by a qualified field observer.

A PCR documents an assessment of a property's physical condition and is designed to provide information promoting due diligence for those involved in a real estate transaction. A PCR may, at times, include conclusions and recommendations pertaining to short and medium-term costs, financial liabilities, and acquisition risks connected with the subject property.

Purpose: Purpose

The purpose of this report is to identify defects that were readily visible at the time of the walk-through survey. It may not include the results of testing and analysis still pending at the time of report compilation. This report is supplemental to the Property Disclosure Statement, and is subject to the terms and conditions specified in the Inspection Agreement between the Consultant and Client.

This report is based on a visual inspection of the accessible portions of the subject property. It is meant to convey the opinion of the consultant on the condition of the property at the time of the walk-through survey. Although the consultant has made a diligent and reasonable effort to identify and correctly interpret indications of observed defects, this report should not be construed as a guarantee or warranty of the present or future condition of the subject property, its systems, and components.

Scope: Scope

We endeavor to perform this assessment in substantial compliance to ASTM E2018 – 15, Property Condition Assessments: Baseline Property Condition Assessment Process. The scope of the assessment is outlined in the Inspection Agreement agreed to and signed by the Client. This report contains observations and the consultant's opinions on material defects affecting the ability of building/property systems and their major components to safely perform as designed. When systems and components are specified in the Inspection Agreement as part of the assessment and are present but not inspected, the reason for omitting their inspection may also be reported on.

The specific scope of service for this property condition assessment included **(red items indicate adjustments made to scope onsite during the assessment):**

- Random sampling of units (50%, or 20 units plus office. **Adjusted to 15 units.**)
- HVAC systems
- Plumbing systems
- Electrical systems
- Roof surface, drainage, and penetrations
- Exterior elements, vegetation, and landscaping
- General topography and parking area
- Attic, ventilation, and insulation
- Visible exterior slab

-
- Doors, windows, and interior (**casually inspected. Not in great detail. Access to windows was a challenge.**)
 - Life safety components; and/or cooking area and storage.

Interviews Conducted: Point Of Contact identified by owner

The owner identified the property point-of-contact (POC) as Mark Edelstein.
The POC was not familiar with this property.

3: INSPECTION DETAILS

Information

Client Gerard Tema	Attended Inspection Mark Edelstein (Designated POC for this property)	Inspection Start Time 8:30 am
Address 4468 Reinbeau Dr, Columbus, OH 43232	Year Built 1973	Type of Building Multi-Family
Approx. sq ft of finished areas 12390	Occupancy Occupied	

Services Not Requested

No Other Inspections Requested

EXCL - The client was offered these services during scheduling and through email communications prior to the inspection and did not elect to have these inspections or tests performed. Therefore any and all concerns, defects, or hazards related to these additional services are EXCLUDED from this inspection.

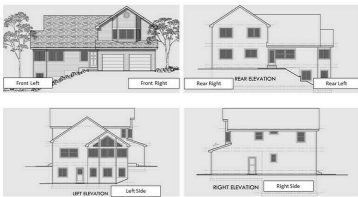
Excluded Items/Systems

Interior Inspection, Attic Inspection (Access via pull down ladder was unsafe)

The above-referenced excluded item(s) does not include all the items or systems in the home with exclusions or limitations. Please review the State of Ohio Standards of practice and read the entire report looking for the **EXCL** and **LMT** designations.

Structure Orientation

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.



Property Orientation Key

Additional Information/Limitations: Inspection Overview

My Property Inspector strives to perform all inspections in substantial compliance with the Standards of Practice set forth for Home Inspectors by the State of Ohio's Standards of Practice. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at 4468 Reinbeau Dr, Columbus, OH 43232, for the Client Gerard Tema, as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects exist. The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of My Property Inspector and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice (linked to above) and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report (if applicable). It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the condition of the structure and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One-Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

Additional Information/Limitations: Commercial Inspection Information

LMT - The template used to create this report is sometimes used in both standard residential home inspections and commercial multi-family properties. Any references in this report referencing residential Standards of Practice should be disregarded. The International Standards of Practice for Inspecting Commercial Properties (ComSOP) of the Certified Commercial Property Inspectors Association (CCPIA) <https://ccpia.org/standards-of-practice/> will take precedence in this inspection.

This report does not include ADA, OSHA, or NFPA requirements. You should consult with a reputable construction company for further information regarding ADA compliance regarding your use of the building, as well as consulting with the local Fire Marshall as to what upgrades may be required for any particular business uses of the structure.

Any references in this report to "**Home**" should be understood and read as the "**Structure**," as the template used to create this report is used for both Residential and Commercial Inspections.

Additional Information/Limitations: ©Copyright Notice

© Copyright Notice: This report is the property of My Property Inspector ©2023. The Client(s) and their Direct Real Estate Representative named herein have been named licensee(s) of this document. This document is **non-transferrable, in whole or in part, to any third parties, including; subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

Additional Information/Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: There are items that are not inspected/included in a home inspection, such as, but not limited to, fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. Also, any component or appliance that is unplugged or "shut off" is not turned on or connected for evaluation. I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to

normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Additional Information/Limitations: Recommended Contractors & Professionals Information

It is HIGHLY recommended that licensed professionals are used for repairs, replacements, or further evaluations of defects referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. The inspection company can perform visual re-inspections of individual repairs. That inspection will follow the same standard of practice; a visual, non-invasive inspection utilizing normal operating controls when applicable.

The term "**Qualified Professional**" or "**Qualified Person**" in this report relates to an individual, company, or contractor who is either **licensed or certified** in the field of concern. The term "**evaluation**" may be used in conjunction with repairs to be performed by contractors or other licensed professionals, as they may discover additional problems due to their repairs being invasive and they are specialists in their respective fields. This differs from the term "**Full Evaluation**", as a full evaluation is a recommendation for the referenced contractor/professional to fully look over all components, parts, and pieces of a component, system, or area. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

Additional Information/Limitations: Causes of Damage/Methods of Repair

Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. **Contractors or other licensed professionals will have the final determination on the causes of damage and/or defects and the best methods of repairs** due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Additional Information/Limitations: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

Additional Information/Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.**

QUALITATIVE vs. QUANTITATIVE - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted qualitatively, such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given. The repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may not have been required when the home was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the home's occupants. Therefore, **any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and longevity of the home's items and components. Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded.** To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by the Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance or occurrence of a defect.**

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, don't hesitate to contact me for clarification.

Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgment implies that you understood all information contained in this report.

Additional Information/Limitations: Older Property Information

AGED/LMT - This property was over 50 years of age, and all components and items of any property have a finite life span. Therefore, repairs or replacement of items should be expected and anticipated in the future due to the age of the property alone. Properties of this age were not constructed to today's standards, and the property's items and components will be inspected based on their functionality and lack of damage, not how they measure up to today's standards. Some comments may be made in this report regarding upgrades for safety, but this should not be expected to be found throughout the report as a property inspection does not address code compliance, and today's codes have drastically changed compared to the codes in place when this property was constructed. **To learn more about how this property could be improved regarding today's safety or construction standards, a general contractor, licensed electrician, and/or other licensed professionals should be consulted and do full further evaluations.**

You are advised that older properties often have concerns that are not readily accessible and visible (concealed behind walls, ceilings, floors, covered with carpet, buried under insulation, etc.) When renovations and repairs are performed, these "hidden" concerns may become visible and require additional and unforeseen repair work. Every effort is made during this inspection to discover all concerns; however, it is impossible to find every defect present, especially in older structures. Concerns that are not readily visible at the time of this inspection cannot be commented on and are specifically excluded from this inspection.

Additional Information/Limitations: Heavy Amount of Personal Belongings Present

LMT - There was a HEAVY amount of personal belongings present in the home at the time of inspection.

These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, under sink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. **It is highly recommended that you evaluate these areas for defects during your final walk-through or at some point after personal belongings have been removed, as reportable conditions could be present in these areas.** If any concerns are noticed during your final walk-through, feel free to contact me.

Additional Information/Limitations: Comment Key - Definitions

This report places defects into three categories: **Significant/Major Defects**, **Marginal Defects**, and **Minor Defects/Maintenance Items/FYI**.

Significant Defects - Items or components that were not functional represent a serious safety concern and/or may require a major expense to correct/replace. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **before the end of your contingency period.**

Marginal Defects - Items or components that were found to include a safety hazard or a functional or installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (***most defects will fall into this categorization***). Repairs or replacement is recommended for items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect **before the end of your contingency period.** Items categorized in this manner typically require repairs from a Qualified Contractor or Handyman **and are not considered routine maintenance or DIY repairs.**

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality and/or items found to be in need of recurring or basic general maintenance. ***This categorization will also include observations, recommended upgrades to items, areas, or components,***

These categorizations are based on my professional judgment and experience, based on what I observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization.** Due to your perception, opinions, or personal experience, you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the comment's text pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange and Orange items to Red.**

Other designations include:

LMT: Limitation - The item, system, area, or component contained inspection limitations, which may include, but are not limited to: visibility limitations, accessibility limitations, items being shut off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible or visible, and/or for other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

SFTY: Safety Concern - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life but may have been still functional to some degree at the time of inspection. Although aged components are not a deficiency in and of themselves, major repairs or replacements should be anticipated and planned for on any items that are designated as being at or past the end of their typical life. Depending on the item, these repair or replacement costs can represent a major expense, i.e., HVAC Systems, Water Heaters, Plumbing pipes, Aged wiring, electrical panels, etc.

[illegible]

5: TOPOGRAPHY AND DRAINAGE

		IN	NI	NP	O
5.1	Topography	X			
5.2	Site Storm Water Drainage	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Topography: Lot Description

Level, areas of minor slope

Topography: Site Description

minor slope

Site Storm Water Drainage: Storm Water Drainage

Grading to City Storm Sewer (no catch basins found)

Site Storm Water Drainage: No Ponding Observed

No significant ponding was observed or reported.

Site Storm Water Drainage: No sign of erosion

No sign of erosion was observed or reported.

Site Storm Water Drainage: No major drainage problems

No major drainage problems were observed or reported.

6: PARKING

		IN	NI	NP	O
6.1	Parking lot: Storm Water Drainage	X			X
6.2	Bumpers (wheel stops)	X			
6.3	Lighting: Parking Lot	X			X
6.4	Lot Entrance & Exit	X			
6.5	Lot Ingress & Egress	X			
6.6	Markings	X			X
6.7	Parking stalls	X			
6.8	Safety & Security	X			X
6.9	Signage	X			X
6.10	Specialized Parking	X			
6.11	Surfacing	X			X
6.12	Visibility	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Parking lot: Storm Water Drainage: Drainage System Description
Gravity Drainage

Parking stalls: Mostly Open Parking
Most of the parking lot consisted of open parking.

Specialized Parking: Specialized Parking Present
None

Surfacing: Surfacing Material
Asphalt

Parking lot: Storm Water Drainage: Drainage to Adjacent Soil


Storm water flowed via sheet flow to soil adjacent to parking lot. The ability of the soil to absorb stormwater adequately was dependent upon soil constituent characteristics. Lack of visible erosion indicated that past performance has been adequate.

Observation(s)

6.1.1 Parking lot: Storm Water Drainage

DRAIN TERMINATION UNKNOWN

There was a storm drain in the parking lot. The drain termination is unknown. No water was observed in the parking lot catch basins.

 Acceptable or Maintenance



6.3.1 Lighting: Parking Lot

INADEQUATE LIGHTING

The parking lot lighting was sub-standard in comparison to similar parking lots and usage.

 Repair / Replace

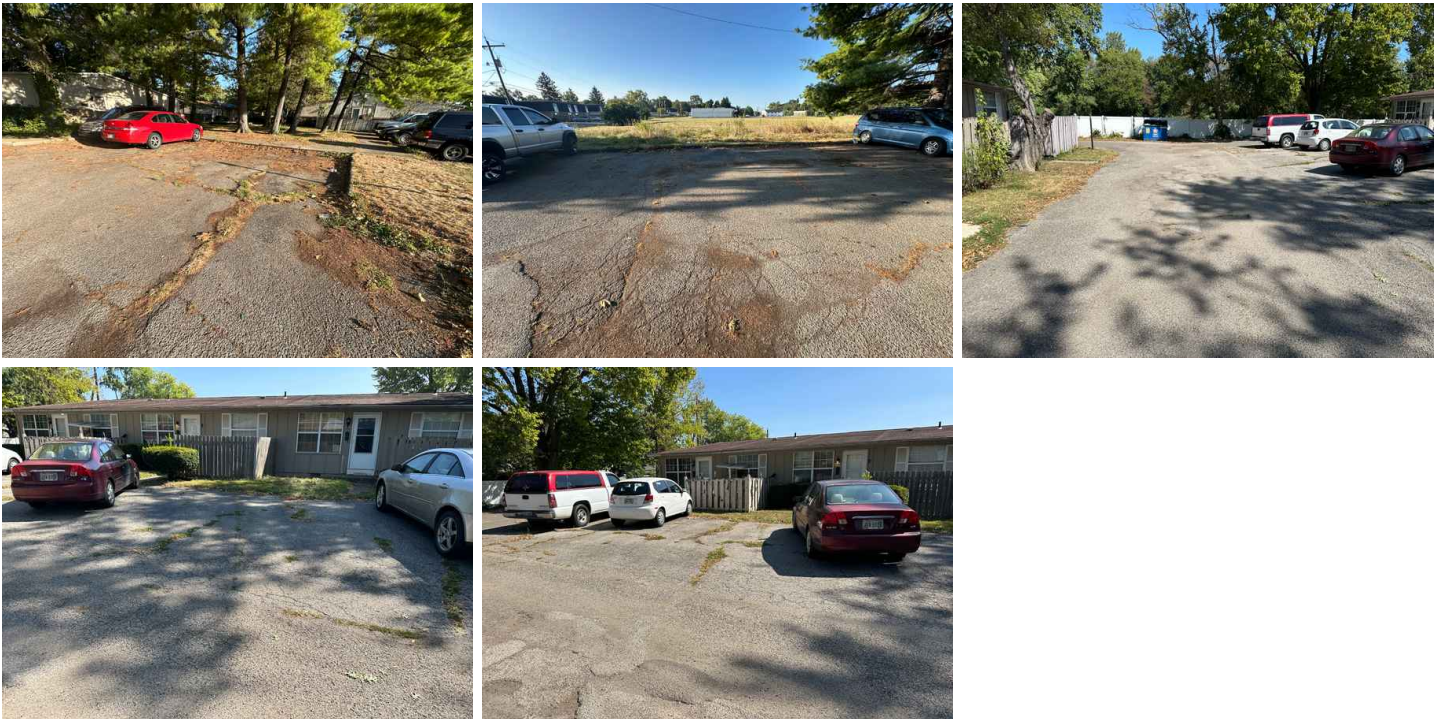


6.6.1 Markings

STALLS NOT MARKED

Parking stalls were not designated. Parking spaces should be marked to comply with applicable regulations or best practice.

 Repair / Replace



6.8.1 Safety & Security

 Repair / Replace**DID NOT APPEAR TO BE ADA COMPLIANT**

Lot parking did not appear to comply with Americans with Disabilities Act (ADA) regulations. Consider upgrading parking to comply with ADA regulations.

6.8.2 Safety & Security

 Repair / Replace**RAMPS - NO ANTI-SKID SURFACE**

Pedestrian ramps did not have slip-resistant surfaces. This condition is a potential safety hazard to pedestrians, especially during inclement weather. Action should be taken as necessary to improve pedestrian safety in any such areas.

6.9.1 Signage

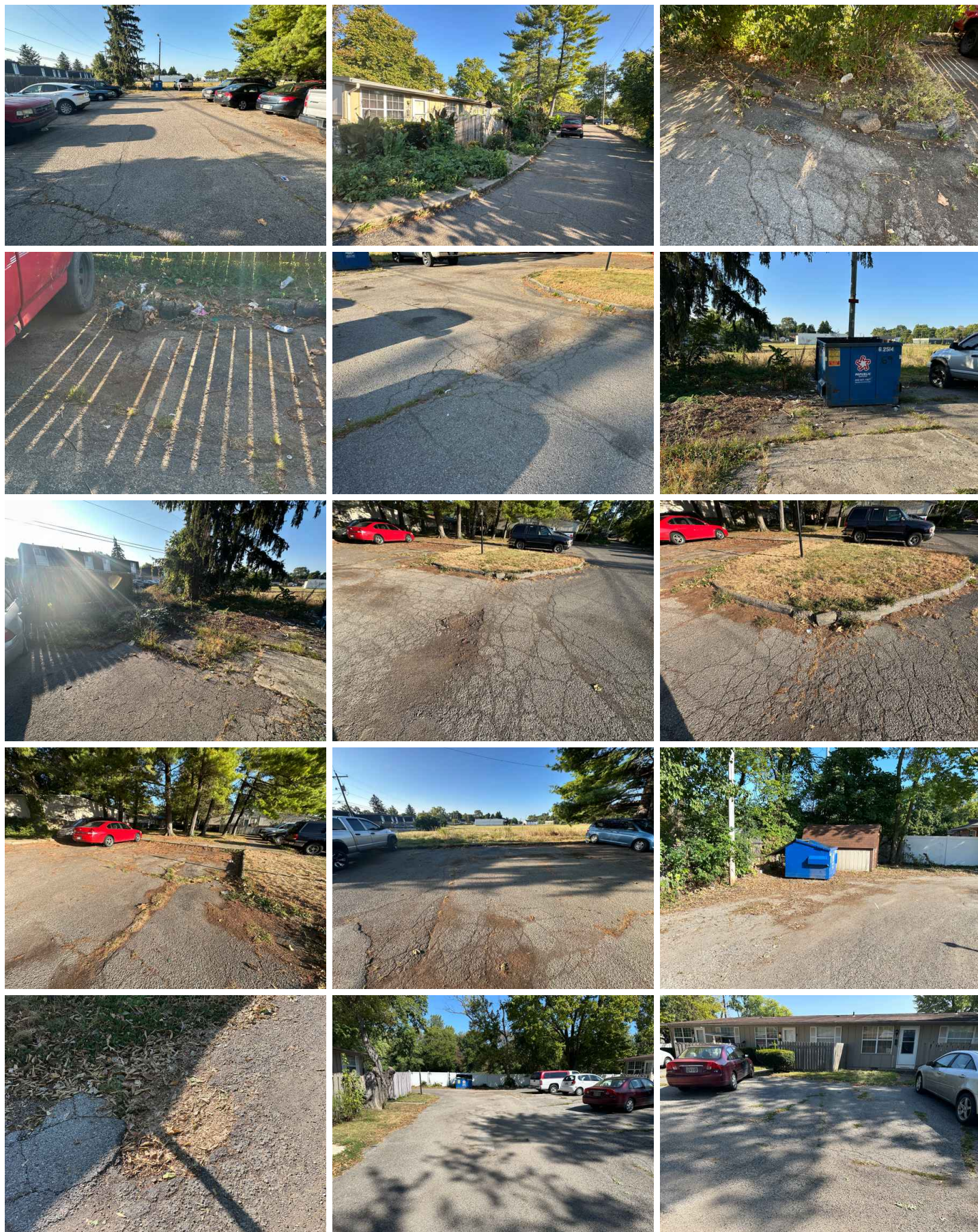
 Repair / Replace**ROUTES TO ENTRANCES/EXITS NOT CLEAR**

The parking lot was not clearly marked with signs indication the locations of entrances and exits. Signs should be installed to adequately identify these locations.

6.11.1 Surfacing

DETERIORATION - GENERALLY SEVERE

The parking lot pavement exhibited general severe disrepair and deterioration, including potholes, cracks, and erosion that will worsen with time. These areas should be repaired as necessary to avoid vehicle damage, pedestrian trip hazard, and to extend the time interval before repaving is necessary.





7: GROUNDS AND DRAINAGE

		IN	NI	NP	O
7.1	Walkways and Steps	X			X
7.2	Grading and Surface Drainage	X			
7.3	Vegetation	X			X
7.4	Grounds and Drainage Other	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Walkways and Steps : Walkway

Material

Concrete

Grading and Surface Drainage:

Grading/Drainage Conditions

Satisfactory Grading

Walkways and Steps : Stairs Information

The stairs were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc. No significant deficiencies were observed at visible portions at the time of inspection, unless otherwise noted in this report.

Walkways and Steps : Walkway Information

The walkway(s) (as applicable) were inspected to determine their effect on the structure of the property, and their safe condition. Any visible deficiencies beyond what is considered 'normal wear and tear' that may be present will also be reported on, such as; cracking, displacement, or other damage. The deficiencies noted here may not be an all-inclusive listing.

Grading and Surface Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert and/or manage rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

Grading and Surface Drainage: Hard Grade Information

Hard grade surfaces (asphalt or concrete) in contact with the structure were inspected to determine that they were installed and sloped in a manner to allow rainwater to drain away from the structure adequately. These surfaces are recommended to slope away from the foundation, with 1/4" drop p/foot to achieve a 2% grade. When the 2% grade can not be achieved, drains should be used as needed to manage rainwater runoff properly. No significant hard grading deficiencies were observed at the time of inspection unless otherwise noted in this report.

Grading and Surface Drainage: Grading Limitations

LMT - The grading and lot drainage performance are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the structure and reading over the Seller's Disclosure, which should list any such issues.

Vegetation: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Observation(s)

7.1.1 Walkways and Steps

WALKWAY - UNEVEN SURFACE (TRIP HAZARD)

IN LOCATIONS AROUND ALL BUILDINGS

SFTY - The walkway had an uneven surface which creates low and high areas that could be considered a potential trip hazard. An evaluation of the walkway with repairs or modifications made as needed for safety is recommended to be performed by a qualified professional.

Note: Photos are examples and do not capture all instances of uneven walkways.



Repair / Replace



7.1.2 Walkways and Steps

CRUMBLING CONCRETE ON STEPS

The concrete was crumbling on the porch steps. This is due to water intrusion into the concrete and freeze/thaw cycles. This will continue to deteriorate. Recommend repair/replacement.



Repair / Replace



7.2.1 Grading and Surface Drainage

ACCEPTABLE



Acceptable or Maintenance

7.3.1 Vegetation


 Repair / Replace

VEGETATION - AGAINST/NEAR THE PROPERTY

There was vegetation in contact with, or in close proximity to the home in areas. Pruning or removal of any plants within 1-2 feet of the home is recommended to be conducted by a qualified person to eliminate pathways of wood-destroying insects and allow moisture to adequately dry behind these areas after rainfall events.



7.3.2 Vegetation

 Acceptable or Maintenance

TREE(S) - LIMBS WITHIN 10 FEET OF ROOF

Tree limbs were present that were covering portions of the roof surface or within 10 feet of the roof. Tree limbs within 10 feet of the roof should be trimmed away to provide air and sunlight to the roof, allowing the roof surface to adequately dry after rainfall events. Leaves from trees can also clog downspouts and gutters allowing them to overflow. Trimming or removal of the offending branches as needed is recommended to be conducted by a tree trimming company.



8: UTILITIES

		IN	NI	NP	O
8.1	Utilities	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Utilities: No utility bills provided

Utility bills were not provided. The utility provider was not confirmed.

Utilities: Provider: electrical

Electrical: Electrical service is typically provided by AEP.

Utilities: Provider: water/sewer

Water/sewer: Water and sewer service for this zip code are typically provided by the City of Columbus. Note: the main water shutoff for each unit was not found. Recommend asking the current owner as to the location of the main water shutoff valves for each unit.

Utilities: Sewer scope recommended

Because of the age of the buildings and the slowness of the drains in some of the units, I recommend that you consider having a video inspection of the sewer lateral pipe performed. I can arrange to have this service performed for you. I contract these services with 'Drain Busters', a reputable sewer scope company in the Columbus market. I can handle scheduling, payment, and report distribution at the conclusion of the inspection. This provides you with a single POC and keeps the inspections resident on your client portal page on the My Property Inspector platform.

9: ---- FRAME & ENVELOPE ----

		IN	NI	NP	O
9.1	Foundation Configuration	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Foundation Configuration: Exterior cladding Wood siding	Foundation Configuration: Main Floor Structure- Intermediate Support Undetermined	Foundation Configuration: Method used to Inspect Crawlspace Could not access
Foundation Configuration: Roof Deck Plywood sheathing	Foundation Configuration: Roof Structure Conventional wood frame	

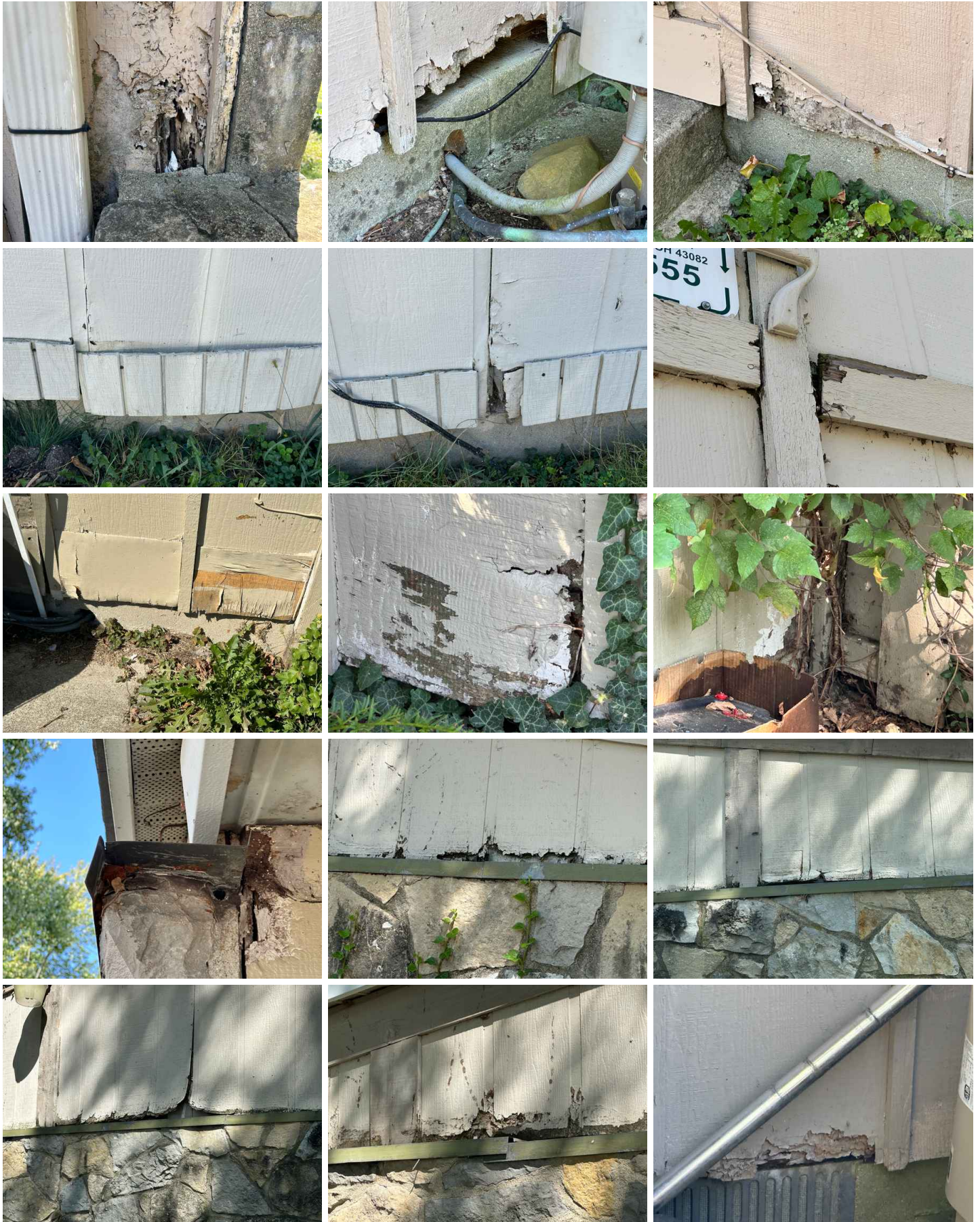
Observation(s)

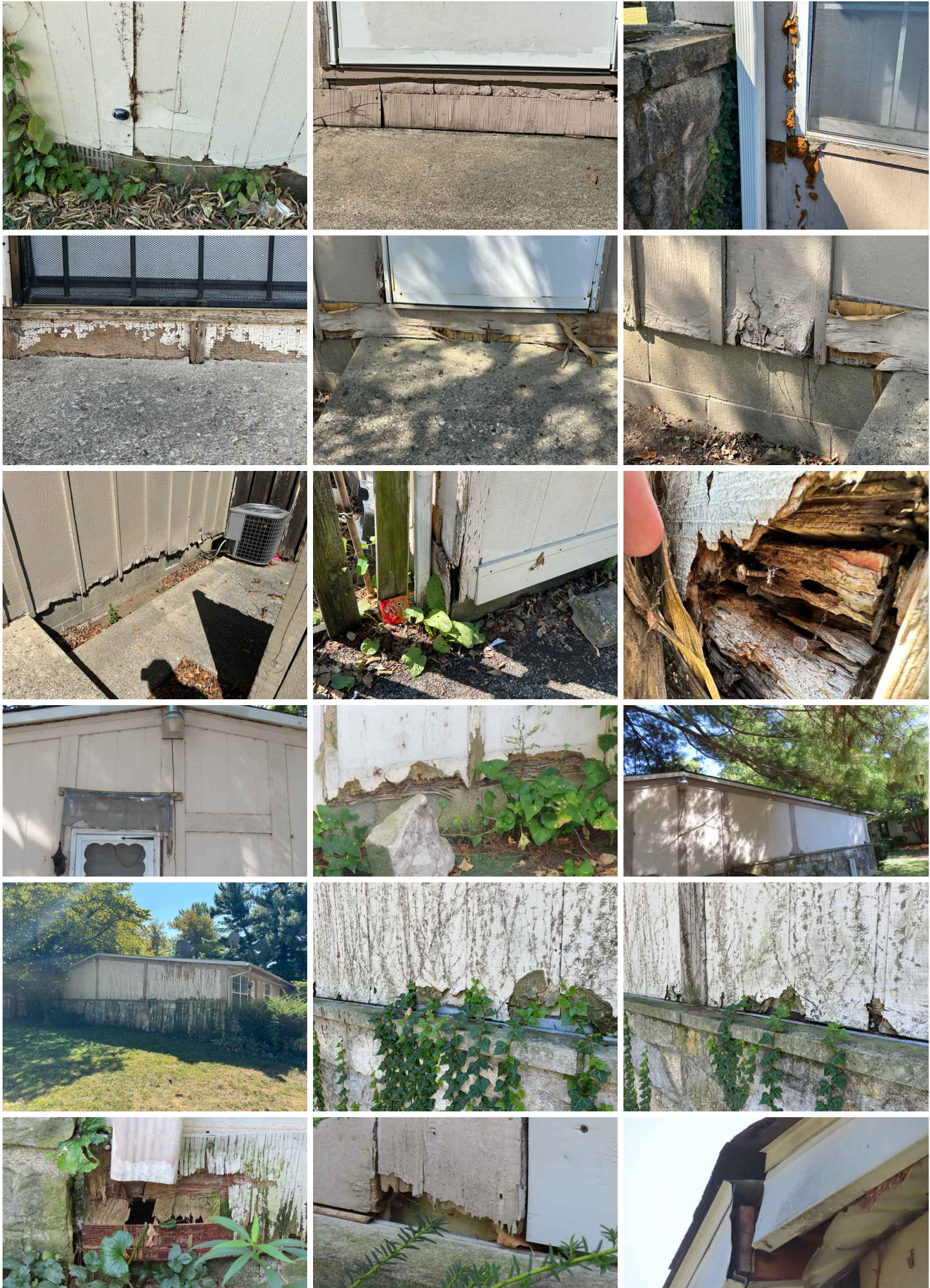
9.1.1 Foundation Configuration

EXTERIOR WALL CLADDING - AT END OF USEFUL LIFE

Priority / Safety Issue

The exterior wall cladding was at the end of its useful life. Multiple areas of damage and rot that is beyond a reasonable repair due to likely damage to the framing structure.







10: LANDSCAPING AND APPURTENANCES

		IN	NI	NP	O
10.1	Landscaping General Description	X			
10.2	Boundary Walls	X			X
10.3	Fencing	X			X
10.4	Trees	X			X
10.5	Exterior Lighting	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Landscaping General Description: Landscaping description

Landscaping in general consisted of trees growing along foundations, and in common areas. There were no formal/maintained mulch beds or intentional foundational plantings. Vegetation appeared to be randomly growing shrubs within grassy areas.

Boundary Walls: Boundary/Courtyard Walls

There were two stone courtyard walls present on each side of the street, with a walkway located at the center of the wall.

Observation(s)

10.2.1 Boundary Walls

WALL - WATER INFILTRATION

Walls were in decent condition, but may need some maintenance attention to mitigate future water damage. Boundary walls walls showed signs of water infiltration and mortar cracking.



Repair / Replace



10.3.1 Fencing

DETERIORATION: MODERATE TO SEVERE

The fences exhibited severe general deterioration.



Repair / Replace



10.4.1 Trees

TREES: TRIMMING NEEDED

Trees on the property were in need of trimming. (examples shown)

 Repair / Replace



10.5.1 Exterior Lighting

WALKWAY LIGHTS: REPAIR/REPLACE

Light fixtures along walkways were in visibly poor condition and needed repair or replacement. These fixtures are typically controlled by timers or photosensors and were not tested.

 Repair / Replace



11: FOUNDATION AREA

		IN	NI	NP	O
11.1	Foundation General Information	X			
11.2	Foundation Walls	X			
11.3	Floor Structure		X		
11.4	Floor Structure Support		X		
11.5	Subfloor		X		
11.6	Insulation		X		
11.7	Ventilation		X		
11.8	Stairs			X	
11.9	Exterior Door			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Foundation General Information: Foundation Type
Crawl Space

Foundation General Information: Floor Structure Visual Obstructions
Inaccessible

Foundation Walls: Foundation Wall Material
CMU Block

Foundation Walls: Amount of Foundation Walls Visible
Less than 5%

Floor Structure: Floor Structure Materials
Not Visible

Floor Structure: Amount of Floor Structure Visible
0%

Floor Structure Support: Floor Structure Support Type
Not Visible

Insulation: Insulation Present at Unfinished Areas
Not Visible

Foundation General Information: Foundation Area Not Accessible

EXCL - The referenced area of the foundation was not accessible. The items and components located under this area are excluded from this inspection. I recommend for access to be made available with an evaluation of the area conducted at that time.

Foundation Walls: Foundation Walls Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Floor Structure: Floor Structure - Not Visible

EXCL - The floor structure of the home was not visible due to the referenced visual limitations found above.

Floor Structure Support: Floor Structure Supports Not Visible

EXCL - The floor structure support(s) in the basement area were not visible and therefore their type and condition are excluded from its inspection.

Subfloor: Subfloor Not Visible

EXCL - The subfloor was not visible for evaluation due to a lack of visual accessibility from referenced visual obstructions.

Ventilation: Ventilation Information

The crawl space ventilation was reported on by stating its presence and looking for indications of improper ventilation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Stairs: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Exterior Door: Exterior Basement Door Information

The exterior basement door was inspected by looking for damage, lack of proper flashing, deficiencies with its operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

12: ----- INTERIOR -----

		IN	NI	NP	O
12.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

13: ATTIC, ROOF STRUCTURE, & VENTILATION

		IN	NI	NP	O
13.1	General Information		X		
13.2	Attic Access	X			X
13.3	Inspection Method	X			
13.4	Ventilation	X			
13.5	Insulation		X		
13.6	Exhaust Fan(s)	X			X
13.7	Plumbing Stack Vents		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Attic Access: Access Location(s)

Kitchen Area

Attic Access: Access Type(s)

Pull Down Stair(s)

Inspection Method: Inspection Method

Not Inspected

Inspection Method: Attic Access Opening(s) - Obstructions/Concerns

Safe entry

Inspection Method: Attic Area - Safety Concerns/Obstructions

Low Clearance, HVAC Ductwork

Inspection Method: Amount of Attic Physically Accessible

0%

Inspection Method: Amount of Attic Visually Accessible

Less Than 10%

Inspection Method: Areas of Attic Not Visibly Accessible or Fully Accessible

Front of Home

Ventilation: Ventilation Types

Gable Vents, Soffit Inlet Vents

Exhaust Fan(s): Exhaust Fan Vent(s) Termination Point(s)

In Attic

Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Inspection Method: Attic Accessibility Information & Limitations

LMT - All attics are attempted to be entered and traversed as best and safely as possible. The inspection method, along with the approximate percentages of the attic that were both physically and visibly accessible, will be listed above, along with any safety concerns or hindrances that limited the attic's inspection. The inspection method is at my sole discretion and depends on several factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The inspection of the attic is limited to visible portions only, and any areas that were not visible are excluded from this inspection. Hidden damage is always possible, as no attic can be fully evaluated due to physical and visible obstructions such as insulation, which is not moved or disturbed for visual accessibility of any items.

Inspection Method: Not Inspected - Access screwed in Place

EXCL - At least one pull-down ladder was screwed into place. This is considered not readily openable by the Standards of Practice, and the attic area was not inspected. The condition of the attic area and its components are excluded from this inspection.

Inspection Method: Not Inspected - Access Sealed Closed

FYI - The attic access was sealed in the closed position and the attic could not be accessed in this area. The condition of any components located in this portion of the attic are excluded from this inspection.

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10-17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the home was constructed, anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2-3.8	2.2-2.7	3.0-3.3
Inches (cm) needed for R-38	10-12 (25-30)	14-17 (35-43)	11.5-13 (29-33)
Density in lb/ft³ (kg/m³)	1.5-2.0 (24-36)	0.5-1.0 (10-14)	1.7 (27)
Weight at R-38 in lb/ft² (kg/m²)	1.25-2.0 (6-10)	0.5-1.2 (3-6)	1.6-1.8 (8-9)
OK for 1/2" drywall, 24" on center?	No	Yes	No
OK for 1/2" drywall, 16" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 24" on center?	Yes	Yes	Yes

Exhaust Fan(s): Not Visible - Inaccessible Attic

EXCL - The exhaust fans were not inspected due to an inaccessible attic. The fan(s) and their termination point are excluded from this inspection.

Plumbing Stack Vents: Vent Stack(s) Information

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Observation(s)

13.2.1 Attic Access

PULL DOWN STAIRS - NOT INSULATED

Acceptable or Maintenance

The attic opening over the pull down stairs was not insulated. This can affect the energy efficiency and "comfort" level of the home. I recommend adding an insulated cover over the access. Here's a link that discusses this further:

<https://www.greenbuildingadvisor.com/article/how-to-insulate-and-air-seal-pull-down-attic-stairs>



13.2.2 Attic Access

PULL DOWN STAIRS - END OF LIFE

Repair / Replace

The attic pull-down stairs were aged, had no weight rating, and in my opinion were at the end of their useful life and not safe to traverse.
Note: Units 4514, 4496, 4482 (no access), 4463, and 4467 had pull-down stairs that either did not pull down, or seemed to have a spring defect.

13.6.1 Exhaust Fan(s)

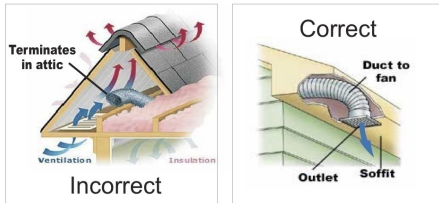


Repair / Replace

EXHAUST FAN(S) - TERMINATING IN ATTIC

An exhaust fan duct pipe was visible from the opening in at least one unit. Considering the lack of roof vents and/or louvered vents on sidewalls, it's a good indication that bathrooms are venting into the attic in all units. Exhaust fans should be vented to the exterior of the home to limit condensation and moisture in the attic.

Proper Bathroom Fan Venting



14: BATHROOM(S)

		IN	NI	NP	O
14.1	General Information	X			
14.2	Ventilation	X			
14.3	Sink(s)	X			X
14.4	Undersink Plumbing - Bathroom	X			X
14.5	Bathtub(s)	X			X
14.6	Shower(s)	X			
14.7	Shower Walls	X			X
14.8	Toilet(s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

General Information: Bathroom View(s)

Ventilation: Ventilation Sources
Ventilation Fan(s)

Undersink Plumbing - Bathroom: Undersink Plumbing Visibly Obstructed?
Yes

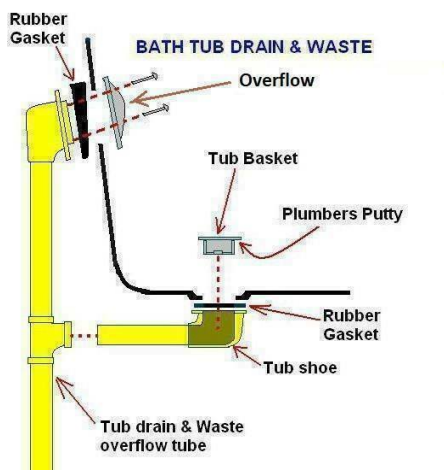
General Information: Tub and Shower Drain Information

LMT - Water was run through the drains of tubs and showers for an extended period, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated are the effects of weight applied to these drains. When showering or bathing, the forces from weight can put strain on gaskets or joints on the drain pipes, which can possibly result in leaking. This can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

General Information: Tub and Sink Overflow Limitations

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be watertight.



Ventilation: Ventilation Information

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening

for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe/trap assembly, water supply lines, and areas underneath the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Personal Belongings Under Sink(s)

LMT - Stored items were present in the under-sink cabinet(s). This may obscure the visual accessibility of some areas, including plumbing components and cabinet floor/wall surfaces. The inspection of these areas is limited to visible portions only.

Bathtub(s): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Walls: Shower Walls/Surround Information

The shower walls and/or surround were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Toilet(s): Toilet(s) Information

LMT - The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report. Toilets are not tested for their attachment to the closet flange/anchor bolts, as pushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.

Observation(s)

14.1.1 General Information

PLUMBING FIXTURES - NOT SEALED



Acceptable or Maintenance

There were plumbing fixture(s) present that were not sealed at their protrusion through a wall, floor, and/or shower surround. Tub faucets, water valves, toilets, and other plumbing fixtures are recommended to be sealed around to prevent water infiltration under or around the fixtures. Sealing any fixtures in need is recommended to be performed by a qualified person.

14.3.1 Sink(s)

SINK - DAMAGE PRESENT

4482

The referenced sink/countertop had some degree of damage present.



Repair / Replace



14.4.1 Undersink Plumbing - Bathroom

DRAIN PIPES - FLEX DRAIN PIPE PRESENT

A flex drain pipe was present. Flex drain pipes are not recommended as they may clog more often and affect water drain flow. Current standards call for smooth walled drain pipes only.



Acceptable or Maintenance



14.4.2 Undersink Plumbing - Bathroom

DRAIN PIPES - SEALED

There were area(s) of the drain pipe that were caulked, sealed, or puttied. This may have been an unprofessional attempt to stop a leak.

Note: the photo for this deficiency did not process correctly and is unusable for this report. The drain pipes were completely sealed on the slip joint and at the trap fittings.



Repair / Replace

14.5.1 Bathtub(s)

DRAINAGE - HINDERED

4476 AND 4467

Slow or hindered drainage was present in the one of more bathtub(s).

 Repair / Replace

14.5.2 Bathtub(s)

FAUCET/VALVES - NOT FLUSH WITH WALL

The faucet and or valves were not flush with the wall. This can allow for water infiltration around the fixture.

 Repair / Replace

14.5.3 Bathtub(s)

FAUCET/VALVES - VALVE HANDLE MISSING

The water valve handle(s) were missing in the referenced bathroom(s).

 Repair / Replace

14.7.1 Shower Walls

SEALANT - CRACKED/GAPS PRESENT

4477

Cracks and/or gaps were present in areas of the sealant on the shower walls.

 Repair / Replace

14.8.1 Toilet(s)

TOILET - NOT FLUSHING PROPERLY

4467

The toilet was not flushing properly. The toilet fill valve may need repair or adjustment.

 Repair / Replace

15: PESTS

		IN	NI	NP	O
15.1	Pests	X			X

IN = InspectedNI = Not InspectedNP = Not PresentO = Observation(s)

Observation(s)

15.1.1 Pests

BEES ENTERING STRUCTURE

BACK RIGHT CORNER OF BUILDING 4

Bees were visible entering and exiting a hole in the building exterior.

 Repair / Replace



16: ----- ROOF -----

		IN	NI	NP	O
16.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

17: ROOF SURFACE

Information

Roof Views	Inspection Method	Roof Covering Material
	From the Ground	3-Tab Composition Shingles
Shingles: Shingles Stage of Life Estimation	Roof Penetrations: Roof Protrusion Type(s)	Roof Structure/Framing: Roof Structure Type
End of Life	Plumbing Stack Vent(s), Fixed Roof Exhaust Vent(s), Cupola	Rafters / Ceiling Joists, Plywood Sheathing

Amount of Roof Safely Walkable

0%

Roof determined unsafe due to soft appearance of roof decking and extent of organic material on some of the roofs. However, the roofs were low enough, and the condition clearly visible, that walking the roof was not necessary to determine the condition of the roof.

Roof Limitations

LMT - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection.

Inspected From Ground

LMT - The roof was inspected from ground level. This inspection should be viewed as a limited inspection of visual portions only.

Inspected From Ground - Age and Condition of Roof Covering

LMT - The roof was inspected from a ladder due to the age and condition of the roof decking and shingles. The roof was sagging significantly, there were mismatched shingles, tarps were installed, and heavy organic material was present on a few of the roofs. These all heighten the risk of damaging the roof with foot traffic. This inspection should be viewed as a limited inspection of visual portions only. If a more thorough/tactile inspection is required, please consult a roofing contractor.

Roof Drainage Systems Including Gutters and Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the property, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Roof Drainage Systems Including Gutters and Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the structure. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

Shingles: Shingles Stage of Life Information

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

3-tab asphalt composition shingles typically have a 12-15 year life span. This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

Shingles: 3-Tab Shingles

The roof covering was comprised of 3-tab composition shingles. 3-tab shingles are manufactured by starting with a fiberglass reinforcement mat, pouring a layer of asphalt over the fiberglass mat, and lastly the asphalt is covered by

ceramic granules, which gives the shingles their 'color' and helps to protect the the asphalt from sustaining UV damage from the sun. Most 3-tab shingles carry between a 15 - 20 year pro-rated warranty, and will typically require replacement 13 - 15 years after initial installation. Typical aging characteristics are the loss of adhesion between the shingles, delamination (exposed fiberglass), granule loss, and curling of the shingles themselves. Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.

The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof. Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but **confirming proper fastening, use and adequacy of underlayment, and confirming flashing adequacy is impossible as these items are not visible**. Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Shingles: Shingles Information - Viewed from Ground

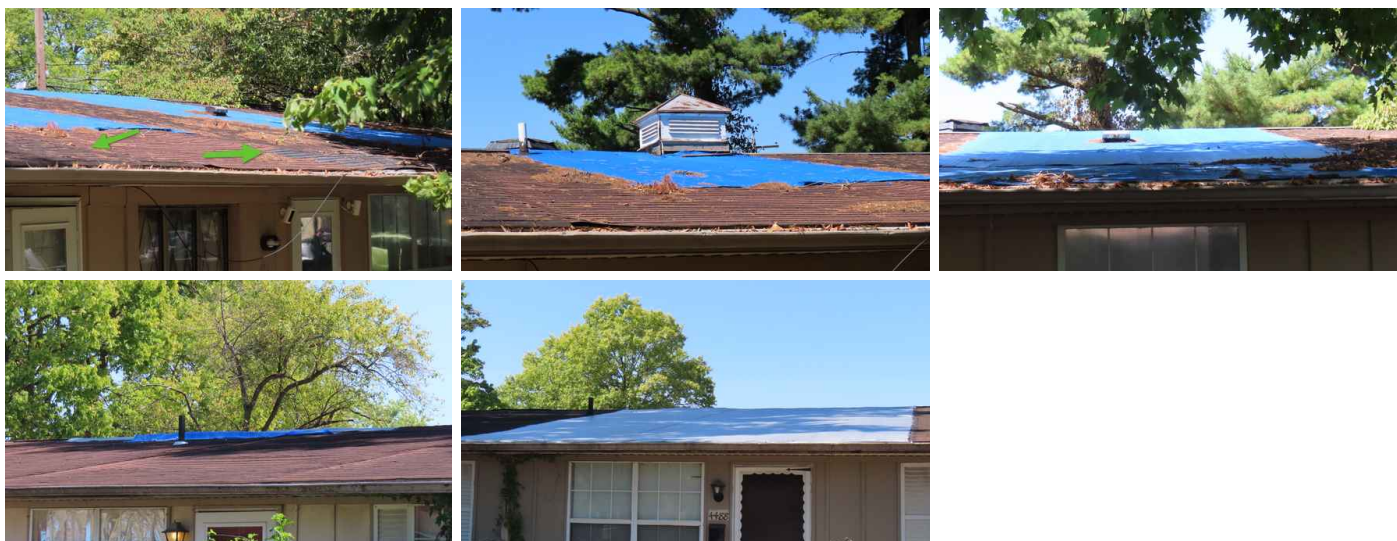
LMT - The shingles were inspected from the ground at visibly accessible portions looking for excessive granule loss, signs of curling or delamination, and/or any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Shingles: Shingles Information - Aged

The shingles appeared to be in satisfactory condition at the time of inspection with respect to their age and typical wear and tear. Typical characteristics of shingles of this age were present (moderate granule loss, slight delamination, etc.).

Shingles: Shingles - Prior Repairs Present

FYI - Prior repairs were present on the roof surface. I recommend consulting with the sellers as to why.



Shingles: Shingles - Multiple Layers Present

Two layers of shingles were present on the roof surface, where the newer shingles were installed over the existing shingles. Although current standards allow for up to two layers, this can create a wavy-like appearance to the shingles and may cause the newer shingles to "wear" faster than expected due to heat. A Google search of "two layers of shingles" will provide additional information.



Roof Flashings: Roof Flashing Information & Limitations

LMT - Visible portions of the flashings were inspected, looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc. - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable). These areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions at the time of inspection unless otherwise noted in this report.

Roof Penetrations: Protrusion(s) Viewed From Ground Level

LMT - The roof protrusions were viewed from ground level. No deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report. The protrusions are also looked at from the attic (if accessible) to look for signs of leaks, etc.

Roof Penetrations: Not Visible from Accessible Portions

EXCL - The roof protrusion(s) were not visible from accessible portions. The condition of the roof protrusions (plumbing stack vents, etc.) are excluded from this inspection.

Observation(s)

17.1.1 Roof Drainage Systems Including Gutters and Downspouts

 Repair / Replace

GUTTERS - VEGETATION GROWTH

The gutters were full of organic debris to the point that vegetation was growing out of the gutters. Typically when this amount of debris is present the total system is clogged including downspouts and any applicable drain tubes.

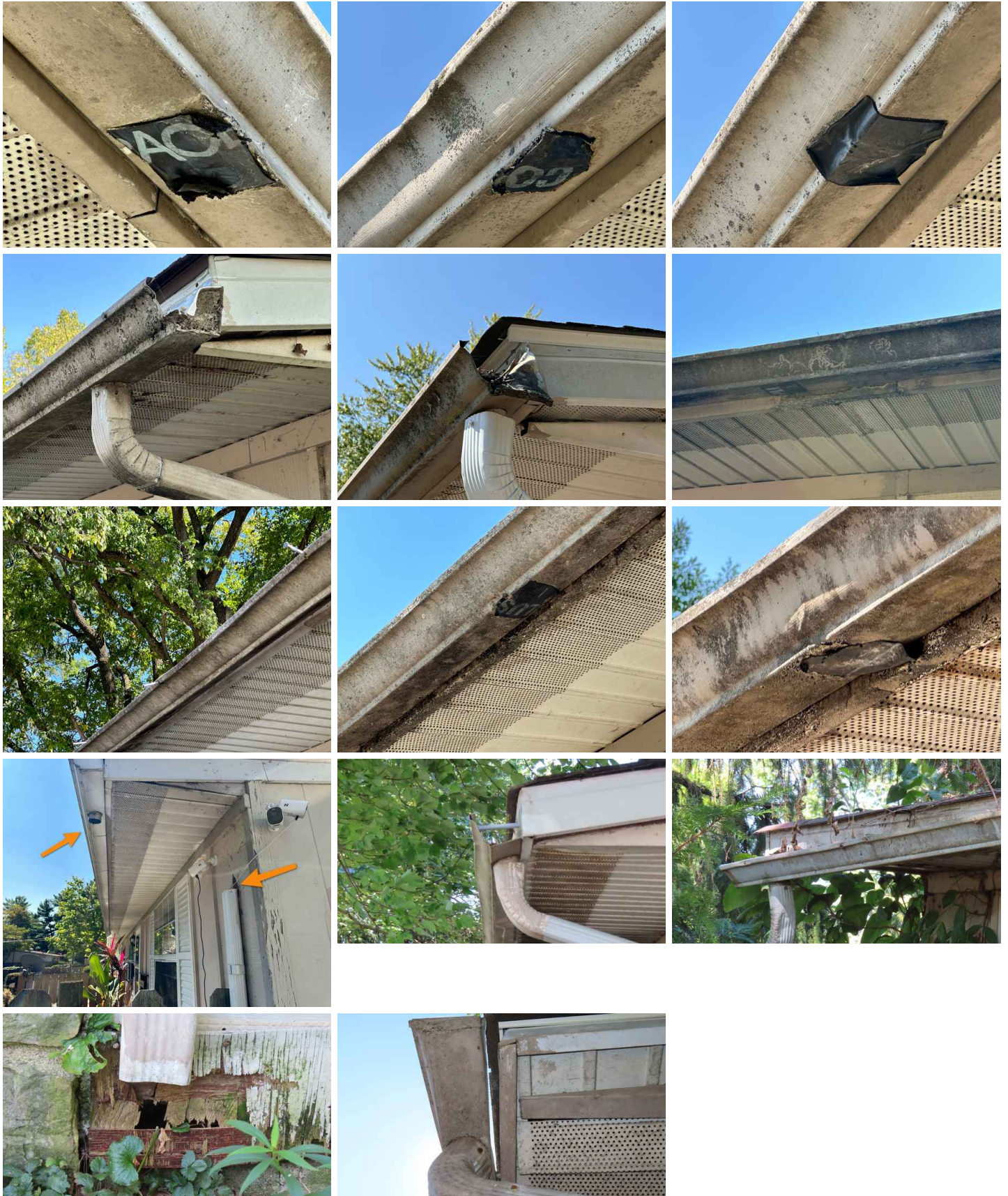


Weight of vegetation pulling gutter down

17.1.2 Roof Drainage Systems Including Gutters and Downspouts

GUTTERS AND DOWNSPOUTS - END OF USEFUL LIFE

Multiple defects found.



17.2.1 Roof Surface Materials

GENERAL - FULL ROOFING EVALUATION RECOMMENDED

 Priority / Safety Issue

Due to the referenced roof conditions, a full evaluation of the roof structure and shingles is recommended to be performed by a roofing contractor with repairs or replacement made as needed.

17.4.1 Roof Flashings

DRIP EDGE - DISPLACED

BUILDING 7


The drip edge flashing was displaced at the referenced area(s).

 Repair / Replace



17.5.1 Roof Penetrations

ACCEPTABLE

 Acceptable or Maintenance

17.6.1 Roof Structure/Framing

ROOF STRUCTURE - PAINTED WHITE

 Repair / Replace

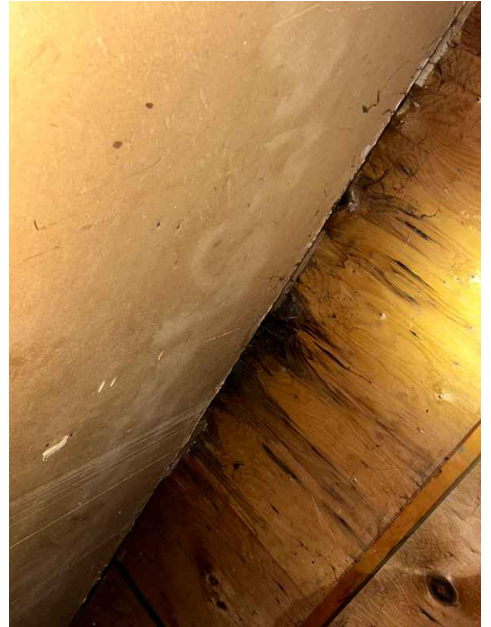
The framing of the roof structure was painted white in area(s). This is typically associated with either smoke restoration or mold remediation. I recommend consulting with the sellers as to why this was done and obtaining any applicable invoices of repairs.



17.6.2 Roof Structure/Framing

**ROOF STRUCTURE - MOISTURE STAINS AT SHINGLE NAIL LOCATIONS
(INDICATION OF CONDENSATION)****MULTIPLE UNITS**

Moisture staining was present on the roof sheathing at shingle nail locations. This is indicative of moisture and/or high humidity allowing condensation to form on the roofing nails due to them having a lower dew point, in the right conditions. This can be the result of improper ventilation of the attic, moisture present in crawl space or basement areas reaching the attic via stack effect, and/or bathroom exhaust fans terminating in the attic. Or some combination of all of these issues.



Appears to be a bathroom fan venting inside the attic



17.6.3 Roof Structure/Framing

RAFTERS AT RAKE END OF GABLE - SEPARATED FROM RIDGE

Priority / Safety Issue

BUILDING 1

The rafters at the opposing slopes of the roof appeared to be separated from each other at their connection point at the ridge beam.



18: ROOF-MOUNTED VENTS

		IN	NI	NP	O
18.1	Plumbing Vents	X			
18.2	Combustion Vents			X	
18.3	Roof Structure vents	X			X
18.4	Kitchen Exhaust Vents			X	

IN = InspectedNI = Not InspectedNP = Not PresentO = Observation(s)

Observation(s)

18.3.1 Roof Structure vents

 Repair / Replace

CONTINUOUS RIDGE VENT - MISSING

4, 5, AND 6

A section of the continuous ridge vent was missing and should be replaced as soon as possible to prevent damage from roof leakage. Overall, some of the roofs seemed to lack adequate ventilation.



19: ----- PLUMBING -----

		IN	NI	NP	O
19.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

20: PLUMBING

		IN	NI	NP	O
20.1	Exterior Plumbing	X			
20.2	Water Supply and Distribution	X			
20.3	Water Treatment Systems			X	
20.4	Sewage and DWV Systems	X			
20.5	Gas Distribution System			X	
20.6	Water Heater: Gas			X	
20.7	Water Heater: Electric	X			X
20.8	Temperature/Pressure Relief Valve	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Water Supply and Distribution: Distribution Pipe Bonding: Not Observed at Visible Portions	Water Supply and Distribution: Functional Flow All plumbing fixtures had functional flow	Water Supply and Distribution: Main water shut-off: location Unable to locate
Water Supply and Distribution: Main Water Supply Pipe: Main Supply Line Not Visible, Lines at water heater appeared to be 3/4 inch	Water Supply and Distribution: Potable Water Source: Public Water Supply	Water Supply and Distribution: Water Distribution Pipes: Not Visible. , Escutcheons blocked visual access to distribution piping in the kitchens and bathrooms
Sewage and DWV Systems: Drain Waste and Vent Pipe Materials: ABS or PVC	Sewage and DWV Systems: Functional Drainage: Most plumbing fixtures had functional drainage	Sewage and DWV Systems: Sewage Ejector: No Sewage Ejector Required
Sewage and DWV Systems: Sewage System Type: Public	Water Heater: Electric: Date of Manufacture One from 2004 - Unit 4477, One from 2005, Five from 2012, Two from 2014, One from 2019, Two from 2022, One from 2023, One from 2024	Water Heater: Electric: Water heater location Kitchen
Water Heater: Electric: Water Heater Manufacturer A O Smith, Whirlpool	Water Heater: Electric: Water Heater Tank Capacity Ranges from 19 30 and 40 gallons	Water Heater: Electric: Water Heater Type Tank (conventional)

Observation(s)

20.7.1 Water Heater: Electric

RUST STAINS, PREVIOUS LEAKAGE

Rust stains on side of tank below the burner element access panel of this water heater indicated that it has leaked previously.

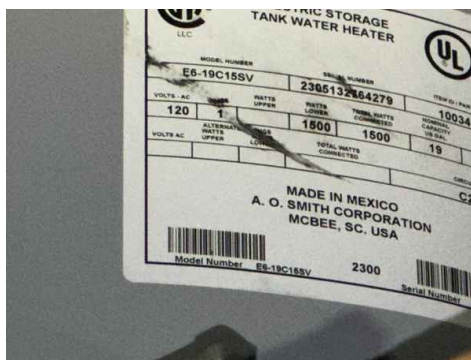



20.7.2 Water Heater: Electric

WATER HEATER TOO SMALL

4457

This water heater may not be large enough to supply adequate hot water..

20.8.1 Temperature/Pressure Relief Valve

DISCHARGE PIPE: NONE INSTALLED

4457

No discharge pipe was installed at the temperature/pressure relief (TPR) valve. The TPR valve is designed to open and release extremely hot water when water temperature or pressure inside the tank exceeds safe levels. With no discharge pipe installed, persons near the tank might be badly burned by hot water released by the TPR valve.




21: ----- HVAC -----

		IN	NI	NP	O
21.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

22: HEATING & COOLING COMPONENTS

		IN	NI	NP	O
22.1	General Information	X			
22.2	Exterior Unit(s) - Split System	X			X
22.3	Interior Unit(s) - Split System	X			X
22.4	Auxiliary Drain Pan		X		
22.5	Condensate Drain Pipe	X			X
22.6	Thermostat(s)	X			
22.7	Air Filter/Return Plenum	X			X
22.8	Air Return Information	X			
22.9	Return Air Temp	X			
22.10	Air Supply Information	X			
22.11	Air Supply Differential	X			
22.12	HVAC Supply Registers	X			
22.13	Visible Ductwork		X		
22.14	Cooling Source In Each Habitable Room	X			
22.15	Heating Source In Each Habitable Room	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Exterior Unit(s) - Split System :

Exterior Unit Location

Near Front Door of Each Unit

Exterior Unit(s) - Split System :

Exterior Unit Energy Source & Type

Electric AC Unit

Exterior Unit(s) - Split System :

Exterior Unit Manufacturer

Some Ruud, Some Undetermined

Exterior Unit(s) - Split System :

Exterior Unit Max Circuit Breaker Amperage

Undetermined

Exterior Unit(s) - Split System :

Exterior Unit Overcurrent Protection Amperage

Undetermined

Interior Unit(s) - Split System :

Interior Unit(s) Location

Attic

Interior Unit(s) - Split System :

Interior Unit(s) Energy Source and Distribution

Electric Forced Air

Interior Unit(s) - Split System :

Interior Unit Manufacturer

Undetermined

Auxiliary Drain Pan: Auxiliary

Drain Pan Present

Not Determined

Condensate Drain Pipe:

Condensate Drain Termination Point

Not Found

Thermostat(s): Thermostat

Location(s)

Hallway, Front Bedroom

Air Filter/Return Plenum: Filter

Size

Undetermined

Return Air Temp: Return Air

Temp

70-75

Air Supply Differential:

Temperature Differential Cooling Mode

Varied by unit with working AC's,
10-15 Degrees, 15-20 Degrees

Air Supply Differential:

Temperature Differential Heating Mode

15-20 Degrees

Heating Source In Each Habitable**Room: Heating Source In Each Habitable Room?**

Yes

Exterior Unit(s) - Split System : Exterior Unit Manufacture Year

Missing or Faded Data Tags, One was dated at 1989

The typical life expectancy of exterior units is approximately 13-15 years.

Exterior Unit(s) - Split System : Exterior Unit Information

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Exterior Unit(s) - Split System : R22 Refrigerant Present

This system utilizes R22 refrigerant. R22 was phased out by the EPA and has not been produced since 2020, being replaced by R410-A. R22 that is available is much higher in cost than its new R410-A counterpart. Higher repair costs should be anticipated for the unit(s) when needed.

Exterior Unit(s) - Split System : Dataplate Illegible or Missing

LMT - The dataplate was missing from the unit or was illegible, and the age, breaker size, and/or other info could not be determined.

Interior Unit(s) - Split System : Interior Units Manufacture Year

Undetermined

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

Interior Unit(s) - Split System : Interior Unit(s) Information

The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Interior Unit(s) - Split System : Not Physically Inspected - Inaccessible Attic

LMT - I could not physically access the interior HVAC unit due to an inaccessible attic. The inspection of this unit is limited to its functionality at normal operating controls only.

Thermostat(s): Thermostat Information

The thermostat was operated to determine it activated the HVAC system. No indications of any deficiencies were observed at the time of inspection unless otherwise noted in this report.

Air Filter/Return Plenum: Filter Location(s)

Hallway Ceiling

Examples below





Air Filter/Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days - 3 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform, as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Air Return Information: Temperature Reading

A temperature reading of the return air was taken at the time of inspection to provide a baseline to compare output temperatures to, showing the system(s) responded to normal operating controls.

Air Supply Information: Air Supply Information

An infrared camera was used to show the system(s) responded to normal operating controls at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or the performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 12 - 20 degrees in cooling mode and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

HVAC Supply Registers: HVAC Supply Information

Accessible and visible HVAC registers were inspected to determine conditioned air supply was produced (CFM air flow is not tested for). No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Visible Ductwork: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Cooling Source In Each Habitable Room: Cooling Source In Each Habitable Room?

No

There were supply registers in each room, but due to AC being inoperable, there was no supply of conditioned air.

Observation(s)

22.1.1 General Information

HVAC SERVICING DOCUMENTATION NOT PRESENT



Acceptable or Maintenance

Servicing and/or maintenance documentation was not present at the interior unit for the HVAC system(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units.

I recommend asking the seller(s) for the service records. If the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

22.2.1 Exterior Unit(s) - Split System

**EXTERIOR UNIT - AGED**

AGED - The unit was nearing, at, or past its typical service life. Major repairs or replacement of the unit should be anticipated in the future due to its age. Depending on prior maintenance and other factors, the unit could last anywhere from months to years. The remaining life is undeterminable.

22.2.2 Exterior Unit(s) - Split System

**AC NOT FUNCTIONAL COOLING MODE**

Most units did not respond to normal operating controls in cooling mode at the time of inspection. Several units were utilizing window AC's due to the exterior compressor not working.

22.3.1 Interior Unit(s) - Split System

**INTERIOR UNIT - AGED**

AGED - It is presumed that the interior furnaces were at or past its typical service life. Major repairs or replacement should be anticipated in the future due to the suspected age of the unit(s). Depending on prior maintenance and other factors, the unit(s) could last anywhere from months to years, and the remaining life is undeterminable.

22.5.1 Condensate Drain Pipe

**CONDENSATE PIPE - DRIP LEAK**

Two units had leaks through the return air grate from the attic. This appeared likely due to a leaky condensate line in the attic. Most AC units did not operate, so there was no evidence of faulty condensate lines in other units.

22.7.1 Air Filter/Return Plenum

**RETURN PLENUM/DUCT - VISIBLE DUST PRESENT**

Dust was present at visible portions of the return plenum and/or ductwork. Individual perception and sensitivity varies greatly to an acceptable amount of dust in these areas, and this dust may be more of an issue to people with allergies or asthmatic conditions.

Note: Ceiling return grates were not removed to inspect the filter element. However, dirty grates are an indication that filters are not being replaced on a regular basis.

23: ----- ELECTRICAL -----

		IN	NI	NP	O
23.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

24: ELECTRICAL

		IN	NI	NP	O
24.1	General Info	X			
24.2	Service Entrance	X			
24.3	Service Disconnect	X			
24.4	Service Amperage	X			
24.5	Service Equipment/Electrical Panel	X			X
24.6	Service Grounding/Bonding	X			X
24.7	Branch Wiring		X		
24.8	Breakers	X			X
24.9	GFCI Protection	X			X
24.10	Smoke Alarms/Detectors	X			X
24.11	Switches, Lights	X			
24.12	Electrical System Other	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation(s)

Information

Service Amperage: Service Entrance Conductors Type

2awg Aluminum

Service Amperage: Service Amperage

100amps 120/240VAC

Service Equipment/Electrical Panel: Electrical Panel

Manufacturer

Federal Pacific

Service Grounding/Bonding: GEC Present

Yes

Service Grounding/Bonding: Grounding Electrode Type

Ground Rod

Service Grounding/Bonding: Water Pipe Bonding Present

Not at Visible Portions

Service Grounding/Bonding: Gas Pipe Bonding Present

Gas Not Present

Breakers: AFCI Breakers Present

No

Breakers: Breakers in Off Position

0

Smoke Alarms/Detectors: Smoke Alarm Presence

Present

General Info: Low Voltage Systems/Wiring Not Inspected

EXCL - Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

General Info: 100 Amp Service

This home had 100amp service. This was common on some homes of this age, but may be insufficient for a home of this size in today's age with all of the electrical components used today. Evaluation of the service amperage's adequacy is recommended by a licensed electrician.

Service Entrance: Service Entrance Type

Underground Service Lateral



Building 1



Building 2



Building 3



Building 4



Building 5



Building 6



Building 7

Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

Service Disconnect: Service Disconnect Independent of Interior Panel

The service disconnect was independent of the interior panel, and the panel containing the service disconnect is considered the service equipment. This renders the panel in the home to a distribution panel. The distribution panel will be inspected to determine that the proper rules for distribution panels were followed.

Service Amperage: Service Amperage

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Service Amperage: Dead Front Cover Not Removed On Most Panels

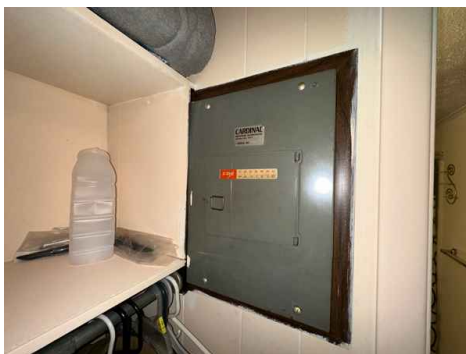
EXCL - The panel cover was not removed and the amperage could not be confirmed in each unit. The amperage of the electrical service in every unit is excluded from this inspection.

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Location

Interior Closet



44514



44506



44498



44496



44486



44482



44480



44477



44476



4473



4467



4457

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Service Equipment/Electrical Panel: Cover Not Removed - Due to Call for Upgrade

EXCL - The service panel cover was not removed due to the panel being aged, and the service panel recommended to be upgraded.

Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.

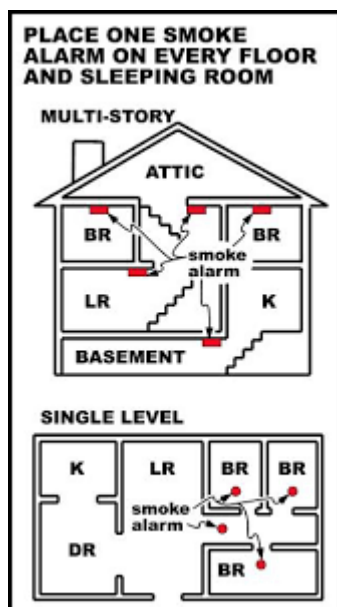
More information on GFCI protection and the year's certain areas were required to be protected can be viewed here:
<https://prohitn.com/gfci-protection/>

DWELLING UNIT														
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS														
		N W P O O L S	S P A S & H O T T U B S	E X T E R I O R	B A T H R O O M S & H O B E D R O O M S	G A R A G E & S H O P P I N G	A C C E S S O R Y	M A S T E R B E D R O O M	B O D I E S & H O U S E	K I T C H E N S	U N D E R F L O O R	C R A W L S P A C E	S I M P L E N D R Y	U T I L I T Y
														(formerly)
1	X ₁₀			X ₁₀										W E B A S E
2	X ₁₀			X ₁₀	X ₁₀	X ₁₀								
3	X ₁₀			X ₁₀	X ₁₀	X ₁₀								
4	X ₁₀			X ₁₀	X ₁₀	X ₁₀								
5	X ₁₀			X ₁₀	X ₁₀	X ₁₀								
6	X ₁₀			X ₁₀	X ₁₀	X ₁₀								
7	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀		
8	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
9	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
10	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
11	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
12	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
13	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
14	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
15	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
16	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
17	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
18	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
19	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
20	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
21	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
22	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
23	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
24	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
25	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
26	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
27	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
28	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
29	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
30	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
31	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
32	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
33	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
34	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
35	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
36	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
37	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
38	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
39	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
40	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
41	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
42	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
43	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
44	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
45	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
46	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
47	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
48	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
49	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
50	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
51	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
52	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
53	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
54	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
55	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
56	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
57	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
58	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
59	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
60	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
61	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
62	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
63	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
64	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
65	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
66	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
67	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
68	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
69	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
70	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
71	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
72	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
73	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
74	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
75	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
76	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
77	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
78	X ₁₀			X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	X ₁₀	
79	X ₁₀			X ₁₀	X ₁₀	X ₁₀								

Smoke Alarms/Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



Smoke Alarms/Detectors: Smoke Alarms Testing Information

LMT - Smoke alarms are not tested by pressing the "Test" button. **This, unfortunately, only tests the functionality of the audible alarm and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection. I highly recommend either testing these detectors with a smoke can or replacing all of the alarms as soon as you move in and then testing them monthly thereafter, replacing the batteries every six-twelve months, and replacing the alarms again every five to ten years (manufacturer specific).**

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Observation(s)

24.5.1 Service Equipment/Electrical Panel

**PANEL - FEDERAL PACIFIC ELECTRIC PANEL INFORMATION**

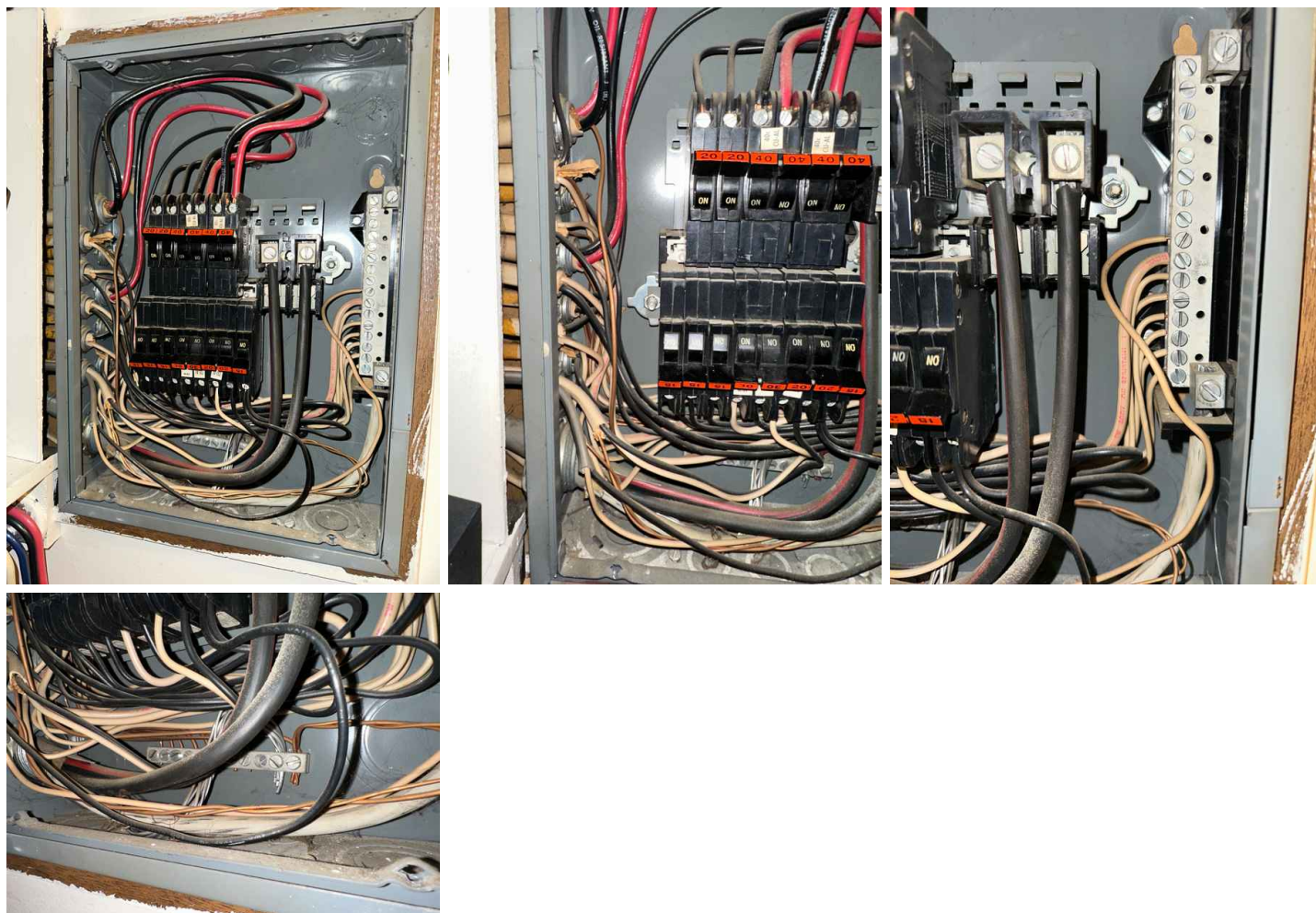
LMT - A Federal Pacific electrical panel was present at the home. Federal Pacific circuit breakers have been associated with problems that can lead to failure, lack of proper protection of circuits, fire, and other serious issues. Replacement of the panel is recommended to be performed by a licensed electrician. If an electrician determines this panel as "safe," I recommend getting that in writing, with the electrician's signature and license number. The panel cover was not removed due to being a Federal Pacific electrical panel, and any components located behind the cover are excluded from this inspection.

Note: I did open one panel Unit (4496) and inspected the wiring. This panel was wired correctly (as a sub panel) with the neutrals and grounds unbonded. Conductors looked to be in good condition.

<http://www.ismypanelsafe.com/fpe.aspx>

http://inspectapedia.com/fpe/FPE_Stab_Lok_Hazards.php

<http://www.bpgwi.com/documents/eafpepanels.pdf>



24.6.1 Service Grounding/Bonding

**WATER PIPE BONDING - MISSING/NOT VISIBLE**

The water pipes were not bonded at visible portions. An evaluation and proper bonding of the water pipes as needed is recommended to be conducted by a licensed electrician.

24.8.1 Breakers

 Priority / Safety Issue**BREAKERS - STAB LOK BRAND (DEFECTIVE)**

The property is equipped with a Federal Pacific Electric (FPE) Stab-lok brand electrical panel and breakers. Stab-lok load centers and their components are considered problematic by industry professionals due to their high failure rate as documented by the Consumer Products Safety Commission. Failure of any component within the electrical system may result in fire and/or electrocution. Evaluation of the panel by a qualified electrician is advised to determine its safety, integrity and performance. Replacement is the general recommendation.



Exterior Main Shut Off Breaker

24.9.1 GFCI Protection

 Priority / Safety Issue**GFCI - NOT PRESENT (REPAIR)**

SFTY - GFCI protection was not present in most units. GFCI was required (check local jurisdiction adoption) at the time this home was constructed (Adopted in 1971, Property built in 1973).

24.10.1 Smoke Alarms/Detectors

 Repair / Replace**AGED ALARMS**

SFTY - There were smoke alarm(s) present that appeared to be past their useful service life. Smoke detectors are recommended to be replaced at least every ten years (manufacturer-specific) for fire safety.