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Inspection reference: 13375-13379 Madison
Lakewood, OH 44107

Confidential Inspection Report

13375 Madison
Lakewood OH 44107

Mixed Use Store Front/Apts Sample Report

September 16, 2022

Prepared for:

[redacted]

13375 Madison Ave
Lakewood OH 44107

Inspection Contents

STANDARDS OF PRACTICE

Your inspector Mike Vakos is proud to conduct your inspection in accordance with the Standards of Practice of the following professional organizations.

OHIO HOME INSPECTOR LICENSE NUMBER
OHI.2019004224
OHIO RADON TESTER LICENSE NUMBER
RT1657
OHIO LEAD CLEARANCE TECHNICIAN LICENSE NUMBER
CT8809

American Society of Home Inspectors (ASHI)
International Association of Certified Home Inspectors (InterNACHI)

For your convenience, you will find their current Standards of Practice at:

ASHI Standards of Practice: **https://www.homeinspector.org/Resources/Standard-of-Practice**

ASHI Code of Ethics: **https://www.homeinspector.org/Resources/Code-Of-Ethics**

InterNACHI Standards of Practice: **https://www.nachi.org/sop.htm**

InterNACHI Standard of Practice for Commercial Properties: **http://www.nachi.org/comsop.htm**

Where association Standards of Practice differ, the ASHI Standards of Practice will prevail.

INSPECTOR CREDENTIALS

GENERAL INFORMATION

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses observation by the inspector, based upon the standards of practices of ASHI that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice of ASHI, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Client & Site Information:

1.1 Inspection Date:

September 16, 2022 10:00 AM

1.2 Client:

[redacted]

1.3 Inspection Site:

13375-13379 Madison
Lakewood, OH 44107

1.4 In Attendance:

Buyers

Seller(s)

Tenants

1.5 Property Information:

The apartment on the 2nd floor exhibited general deterioration and appeared to be in need of several repairs and updates. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for replacement or repair of garage.

The inspector was unable to gain access to unit 4 due to the tenants not answering the door and the owner did not have a key. Recommend gaining access to this unit for a complete review of the condition of the unit prior to close.

1.6 Estimated age of house:

County auditor site shows the house was built in 1922.

The house is 100 years old. The house is more than 100 years old. While lead paint detection, asbestos detection and other chemical testing are beyond the scope of this inspection, based on the age of the home it may contain lead-based paint and/or asbestos. If client has any concerns regarding this possibility, EPA recommends an environmental lab should be consulted for testing. Any home built prior to 1978 may contain lead-based paint and/or asbestos. Due to the age of the home, routine maintenance repairs should be expected and updated code requirements budgeted for as they can change as safety standards change.

Older homes are inspected in the context of the general time period during which they were built. Homes are not required to be updated to comply with newly enacted building codes and older homes typically reflect building practices that were locally common at the time they were built. The general home inspection does not include identification of building code violations, it is an inspection for system and major component deficiencies and safety issues regardless of home age.

1.7 Style of House:

This is a commercial structure.

1.8 Weather Conditions:

Partly Cloudy

1.9 Outside Temperature (F):

80-90

1.10 Soil Conditions:

Dry

EXTERIOR

EXTERIOR

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties which would be apparent to the average person. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

This inspection is not intended to address or include any geological conditions or site stability information. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Exterior:

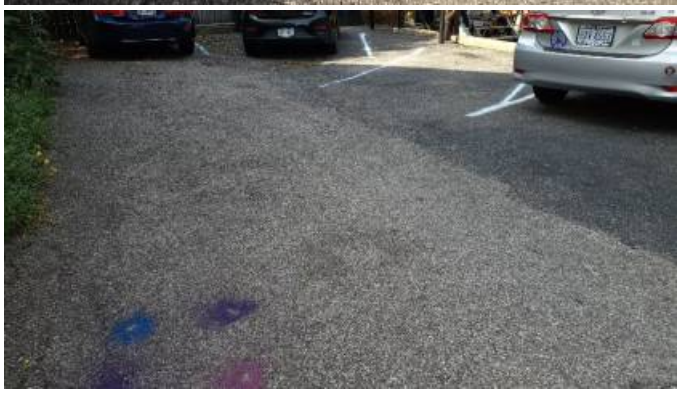
2.1 Driveway Paving Material:

Asphalt

2.2 Driveway Condition:

The driveway surface material is in functional condition with only normal deterioration noted. Common cracks observed; primarily a cosmetic concern. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

Underground drains observed. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.



2.3 Exterior Window Condition:

In the inspectors opinion many of the windows/frames are near the end of their useful life due to age and poor condition. Recommend review by a qualified professional for repair or replacement, as needed, prior to close.

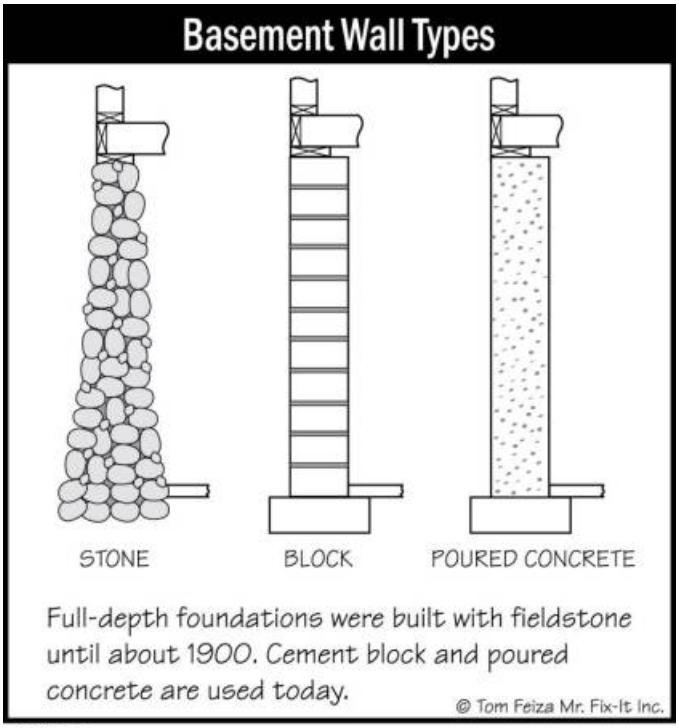
Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.





2.4 Type of Foundation:

Basement.



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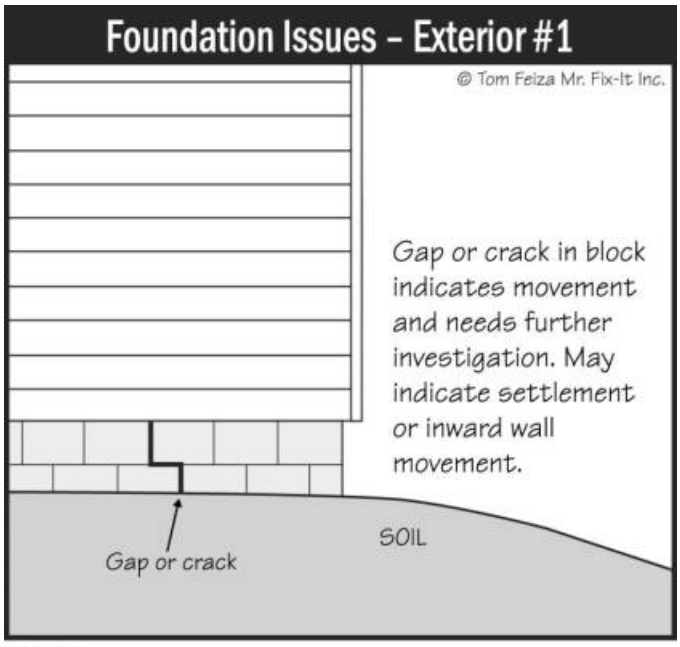


S058

2.5 Exterior Siding Materials:

Siding materials consist of wood and brick. The inspector is unable to view the condition of the house behind the siding. It is important to keep siding well caulked, sealed/painted to prevent moisture penetration.

2.6 Siding Condition:

Some portion of the exterior siding material or finish is in a deteriorated condition. Recommend review by a qualified contractor review for repair or replacement as needed.

Deteriorated mortar observed, suggest tuckpointing as needed to prevent further damage.

Suggest keeping wood/vinyl/aluminum siding, sealed/painted to prevent moisture penetration. Failure to keep wood siding sealed can cause deterioration and extensive moisture damage to the sheathing and walls. This damage is not always visible or accessible to the inspector at the time of inspection.






2.7 Trim Materials

Trim materials consist of vinyl, metal, and wood. The inspector is unable to view the condition of the house behind the trim. It is important to keep trim well caulked, sealed/painted to prevent moisture penetration.

2.8 Trim Condition:

Moisture damaged trim observed at various areas; The extent of damage could not be determined without destructive analysis (maintenance and/or repairs should be performed). Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. If you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or mildew condition we suggest clean-up be performed per EPA guidelines to correct the condition and that corrective measures be taken to limit moisture in the home.

Peeling paint observed at various areas; suggest scraping and painting as needed as part of normal maintenance.

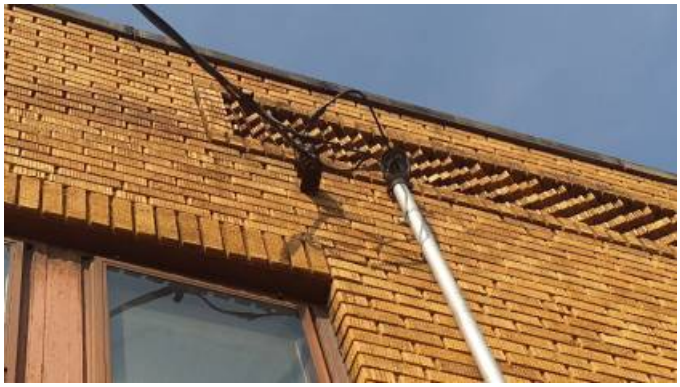
2.9 Location of Electric Meter:

Electric meter is located at the right.

2.10 Type & Condition of Electric Meter:

Appears serviceable

Overhead



2.11 Main Service Ground:

Grounding rods were not observed; this may not have been required when the home was built; recommend installing grounding rods as an upgrade for safety. A ground rod or a ground fields only purpose in life is to have a designed electrical path to dissipate a static discharge voltage (such as Lightning) to earth. This condition may have complied with the safety standards in effect when the home was built, but as electrical knowledge has improved over the years, standards have changed. Homes are not required to be constantly updated to comply with newly-enacted standards.

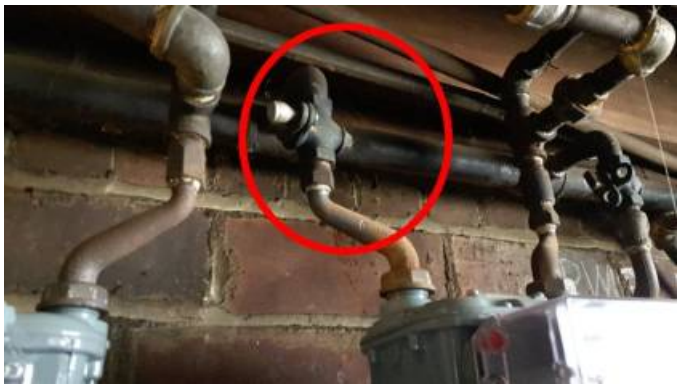
2.12 Electric Meter Box:

Serviceable


2.13 Location of Gas Meter:

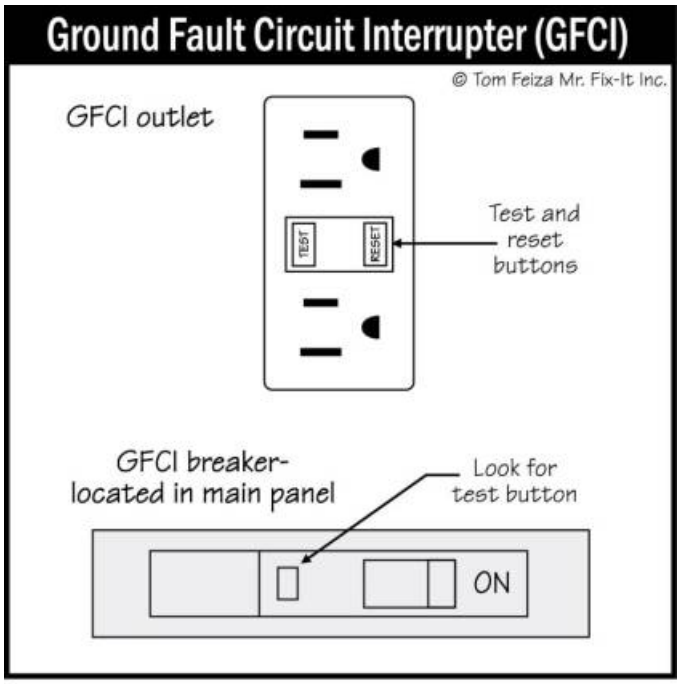
Gas meter and shut off located at basement. Since shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Buried gas lines can leak, rust, corrode, and become unsafe without warning. Buried gas lines are not visible or accessible to the inspector and are beyond the scope of this inspection.



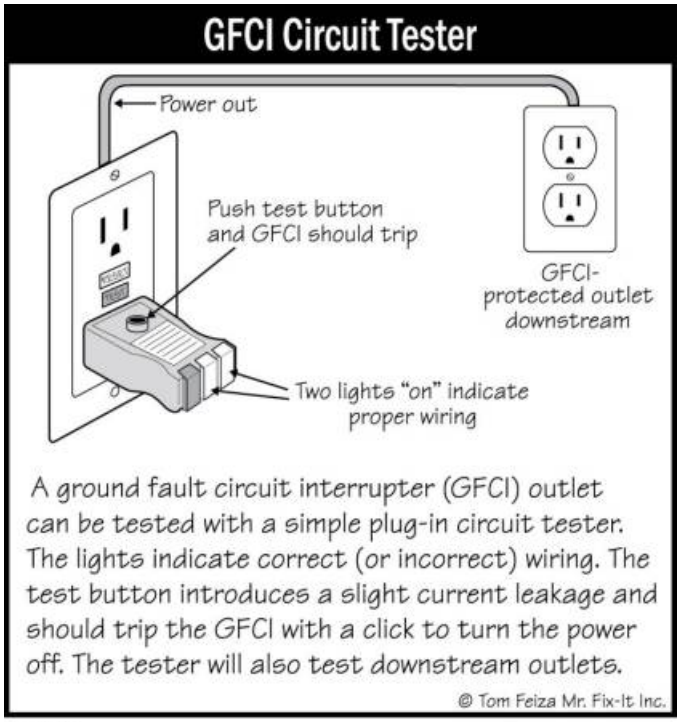


2.14 Ground Fault Protected Outlets:

No exterior outlets were observed during the inspection.



E016



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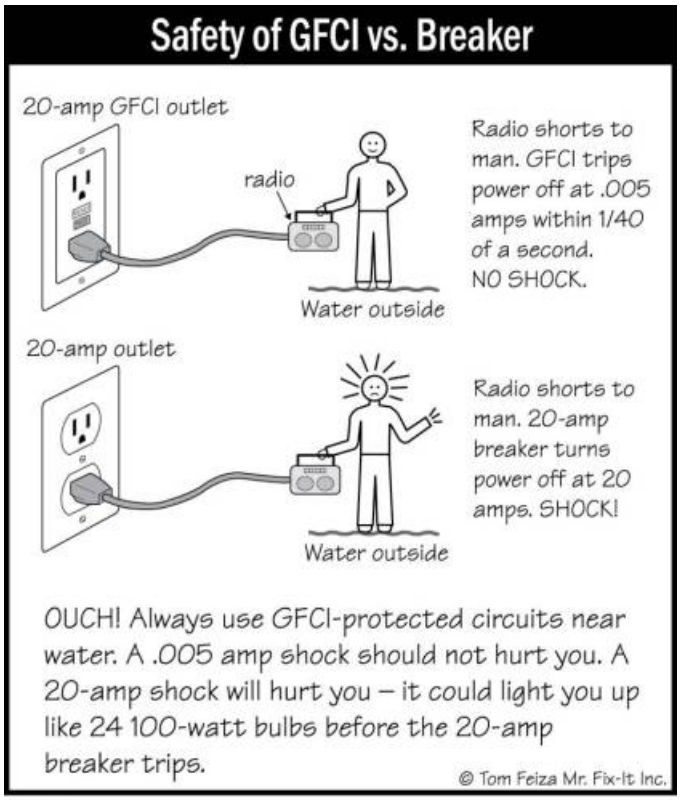

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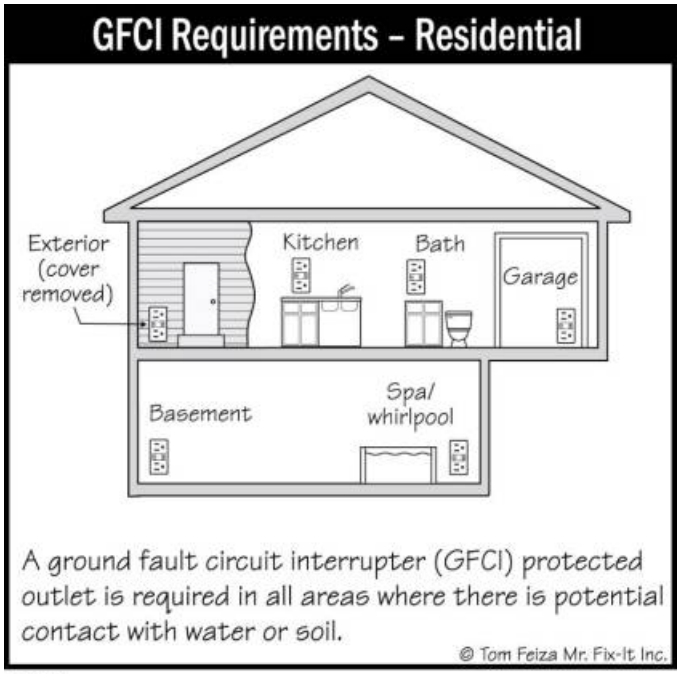

E117

Porch:

2.15 Structure Type:

Outside apts 1 and 2

2nd floor.

2.16 Porch Materials:

Wood.

2.17 Condition of Materials:

The porch deck is very springy, poorly framed, inadequately supported or severely overspanned. Recommend review by a qualified professional for repair or replacement as needed.

2.18 Supporting Posts:

The support used in supporting the porch appeared to be inadequate. This condition is potentially dangerous. The Inspector recommends that an evaluation and any necessary work be performed by a qualified contractor.


no joist hangers


poorly supported


pulling apart

Porch 2:

2.19 Structure Type:

Elevated Porch

2.20 Porch Materials:

Wood.

2.21 Condition of Materials:

The porch is deteriorated, recommend review by a qualified contractor for repair or replacement needed.

Peeling paint observed at various areas, suggest scraping and painting as needed as part of normal maintenance.

Patio:

2.22 Patio Slab Materials:

Concrete.

2.23 Patio Condition:

Rear lower level off the basement:

Patio shows an unusual amount of cracking. Due to conditions observed, patio may require some level of maintenance, repair or replacement in the foreseeable future. You should plan or budget for additional expenses on this component.

Settlement observed recommend review by a qualified contractor for repair or replacement as needed.

Balcony:

2.24 Structure Type:

Suspended balcony

2nd floo

Outside of unit 4.

2.25 Balcony Materials:

Rolled Roofing observed on balcony floor.

2.26 Condition of Materials:

The balcony is deteriorated, recommend review by a qualified contractor for repair or replacement needed.

Settling observed. Recommend review by a qualified contractor for repair or replacement as needed.

Peeling paint observed at various areas, suggest scraping and painting as needed as part of normal maintenance.

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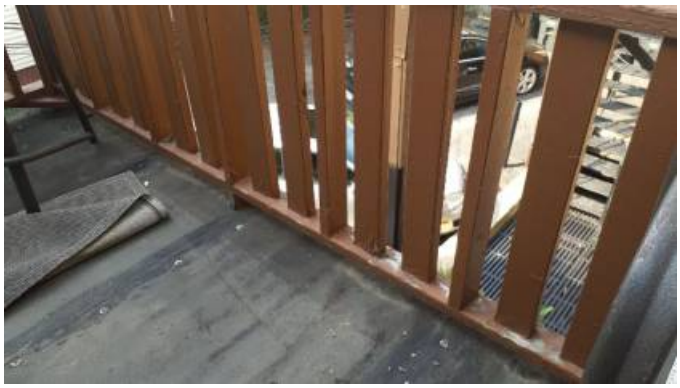



Balcony 2:

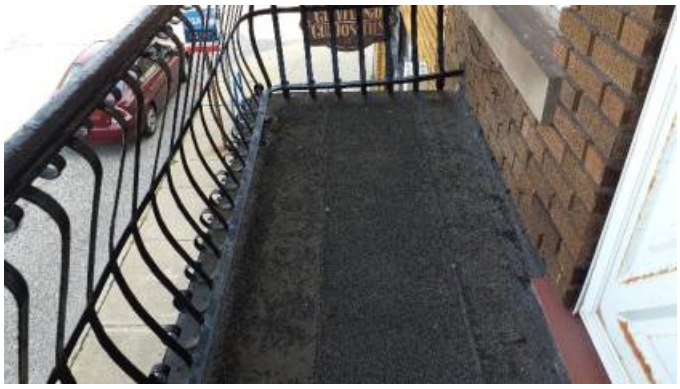
2.27 Structure Type:

Suspended balcony

From sam's unit.

2.28 Balcony Materials:

Rolled Roofing observed on balcony floor.



2.29 Condition of Materials:

The balcony is deteriorated, recommend review by a qualified contractor for repair or replacement needed.

2.30 Railings:

Railings are loose; recommend review by a qualified contractor for repair or replacement as needed to ensure safety.

Balcony 3:

2.31 Structure Type:

Suspended balcony

2nd floor unit 2.

2.32 Balcony Materials:

Rolled Roofing observed on balcony floor.

2.33 Condition of Materials:

The balcony is deteriorated, recommend review by a qualified contractor for repair or replacement needed.

Balcony 4:

2.34 Structure Type:

Suspended balcony

2.35 Balcony Materials:

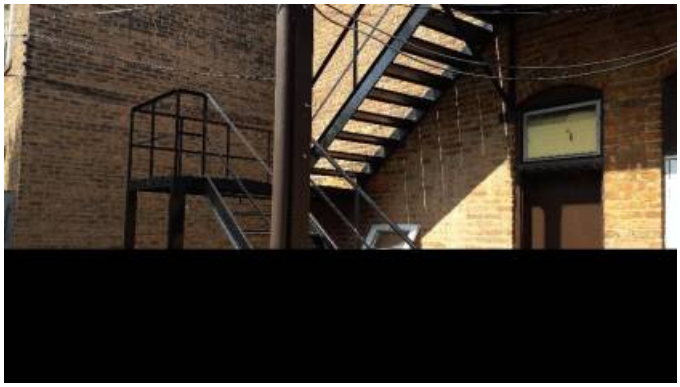
There is steel framing used.

2.36 Condition of Materials:

The balcony is deteriorated, recommend review by a qualified contractor for repair or replacement needed.

Damaged material observed recommend repair or replacement as needed..

Excessive load may result in structural failure. Recommend review by a qualified contractor for repair or replacement as needed.



ROOF

We generally attempt to evaluate various roof types with binoculars, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers for additional information or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Roofing:

3.1 Inspection Method:

The inspector used a Drone.

3.2 Roof Covering Materials:

Rolled roofing material is a cellulose mat impregnated with asphalt and colored gravel surface.

Elastomeric Roofing. Elastomeric roofing material is generally a flexible, rubber-like material that is laid over the entire roof.

3.3 Condition of Roof Covering Material:

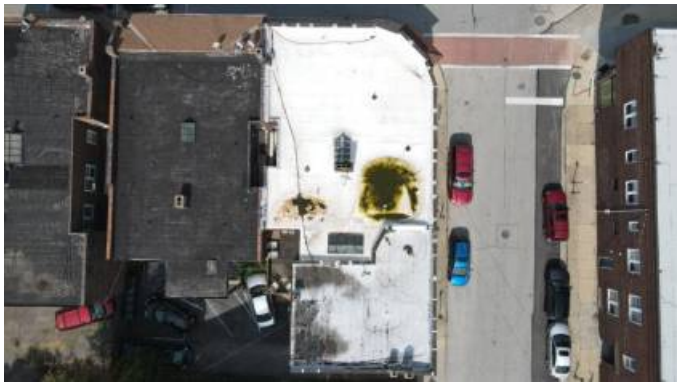
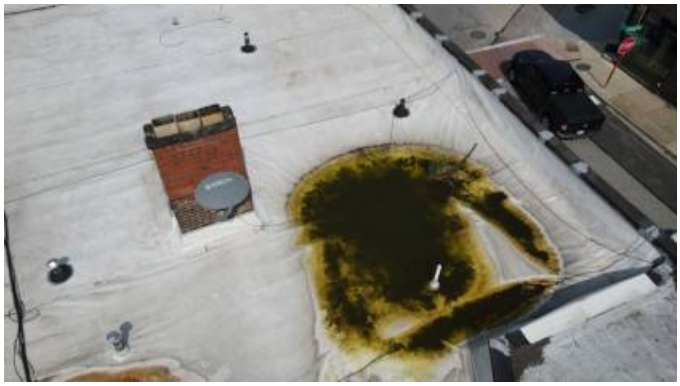
The roof was old and exhibited widespread delamination and deterioration. Delamination is separation of the surface layer of covering. This is a common failure mode for older roofs. The roof appeared to be at or near the end of its useful life. The Inspector recommends that you consult with a qualified roofing contractor to gain an idea of options and costs for replacement.

Evidence of ponding observed. if water ponding is an ongoing concern. Ponding on a flat roof can lead to water leaks and moisture intrusion. Recommend review by a qualified roofing to make the necessary corrections.

Deteriorated roof covering should be replaced to prevent further deterioration or damage due to leakage. Recommend review by a qualified roofer for repair or replacement as needed.

Small cracks a.k.a "Alligator Cracking" observed on roof covering. Thermal splitting occurs due to changes in temperature that cause roof material to expand and contract. This can cause the roof covering to split, which may lead to leaks and lower wind resistance. Recommend review and repair by a qualified roofing contactor as needed.

Evidence of patching noted on the roof. Consult sellers prior to close to find out additional information. Recommend review by a qualified roofer for additional information, repair or replacement as needed.





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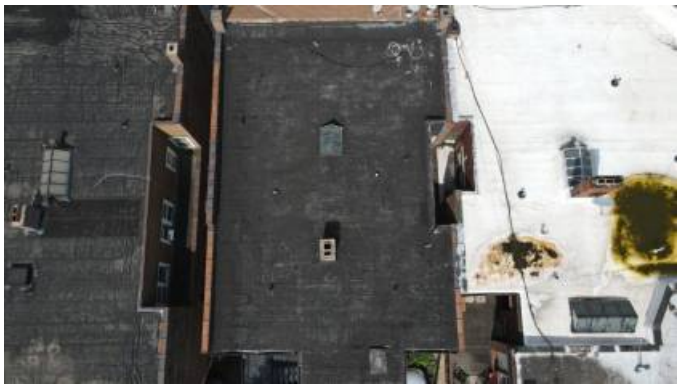


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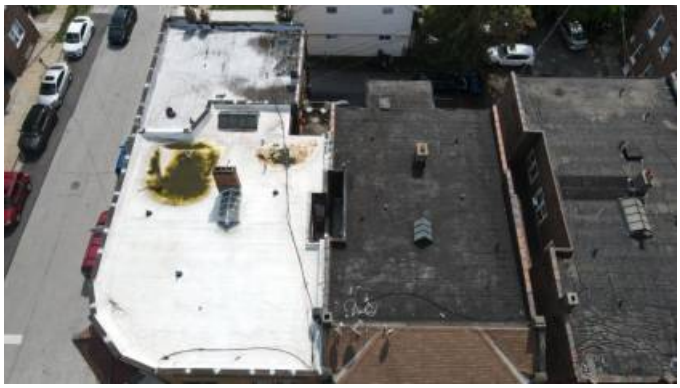



3.4 Roof Comments:

Flat roof observed. Flat roofs deteriorate at a faster rate than sloped roofs.

As part of regular maintenance, it's important to reseal any loose shingles, caulk around flashings and nail heads to prevent any water intrusion.

3.5 Skylights:

The skylight shows signs of leakage. Recommend review by a qualified roofer for repair or replacement as needed.

In the inspectors opinion the skylight has exceeded its designed life expectancies. We make no warranty, guarantee or estimation as to the remaining useful life of this window.

3.6 Roof Gutter System:

Damage observed. Recommend review for repair or replacement as needed.

One or more downspouts exit into an underground drainage pipe. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed. If concerned about underground drainage, recommend having a sewer/storm drain scope from a qualified plumber.

CHIMNEY

REPORT LIMITATIONS

This home inspection includes a limited visual inspection of the accessible portions of the chimney. As such, it is impossible for an inspector to determine if the chimney flues are free of defects. Accordance with recommendations made by the National Fire Prevention Association (NFPA) you should have a certified chimney sweep conduct what is called a level two inspection of all chimney flues. The National Fire Protection Association Standard 211 says, "Chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary." This is the national safety standard and is the correct way to approach the problem. It takes into account the fact that even if you don't use your chimney much, animals may build nests in the flue or there may be other types of deterioration that could make the chimney unsafe to use.

Chimney #1:

4.1 Chimney Type:

Masonry Furnace Chimney.

4.2 Visible Condition:

Chimney crown is cracked. Chimney crown is the cement that seals the top of the chimney brick. This is a neglected maintenance item in most homes. Recommend repair or replacement as needed.

Chimney crown appears to be deteriorated. Chimney crown is the cement that seals the top of the chimney brick. This is a neglected maintenance item in most homes. Recommend repair or replacement as needed. Recommend review or repair as needed by qualified contractor.

4.3 Chimney Flue:

Clay Tile

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

4.4 Flashing:

The areas at which the chimney penetrated the roof-covering material were dependent upon a sealant alone to prevent moisture intrusion of the roof structure. Sealant will eventually dry, shrink and crack, allowing moisture intrusion with the potential to cause decay of the roof sheathing or framing, microbial growth, or damage to other home materials. The condition of the sealant should be checked annually and an appropriate sealant reapplied as necessary by a qualified roofing contractor. The Inspector recommends installation of proper flashing and counter-flashing by a qualified contractor.

4.5 Rain Cap:

No chimney rain cap observed, suggest installing a screened chimney raincap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.

Chimney #2:

4.6 Chimney Type:

Masonry Furnace Chimney.

4.7 Visible Condition:

Chimney crown is cracked. Chimney crown is the cement that seals the top of the chimney brick. This is a neglected maintenance item in most homes. Recommend repair or replacement as needed.

Chimney crown appears to be deteriorated. Chimney crown is the cement that seals the top of the chimney brick. This is a neglected maintenance item in most homes. Recommend repair or replacement as needed. Recommend review or repair as needed by qualified contractor.

4.8 Chimney Flue:

Cracked flue tile observed. Recommend review by a qualified chimney professional for repair or replacement, as needed.

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

4.9 Flashing:

Flashings are covered with roofing cement, which may indicate previous water penetration into the structure at this location. Suggest client consult with sellers for additional information or review by qualified roofer for repair as needed.

In the inspectors opinion the flashings are near the end of their useful life due to deterioration. Recommend review by qualified roofer for corrections as needed.

4.10 Rain Cap:

No chimney rain cap observed, suggest installing a screened chimney raincap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.

Chimney #3:

4.11 Chimney Type:

Masonry Furnace Chimney.

4.12 Visible Condition:

Deteriorated mortar observed, suggest tuckpointing as needed to prevent further damage.

4.13 Chimney Flue:

Clay Tile

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

4.14 Flashing:

Flashings are covered with roofing cement, which may indicate previous water penetration into the structure at this location. Suggest client consult with sellers for additional information or review by qualified roofer for repair as needed.

In the inspectors opinion the flashings are near the end of their useful life due to deterioration. Recommend review by qualified roofer for corrections as needed.

4.15 Rain Cap:

No chimney rain cap observed, suggest installing a screened chimney raincap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.

Chimney #4:

4.16 Chimney Type:

Masonry Furnace Chimney.

4.17 Visible Condition:

Visible masonry intact.

Crown and Flashing intact where visible.

4.18 Chimney Flue:

Clay Tile

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

4.19 Flashing:

Flashings are covered with roofing cement, which may indicate previous water penetration into the structure at this location. Suggest client consult with sellers for additional information or review by qualified roofer for repair as needed.

In the inspectors opinion the flashings are near the end of their useful life due to deterioration. Recommend review by qualified roofer for corrections as needed.

4.20 Rain Cap:

No chimney rain cap observed, suggest installing a screened chimney raincap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

5.1 Garage Type:

No Garage Observed.

BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, and odors from household pets and cigarette smoke) is beyond the scope of our service.

Bedroom #1:

6.1 Location:

2nd Floor

Unit 2.

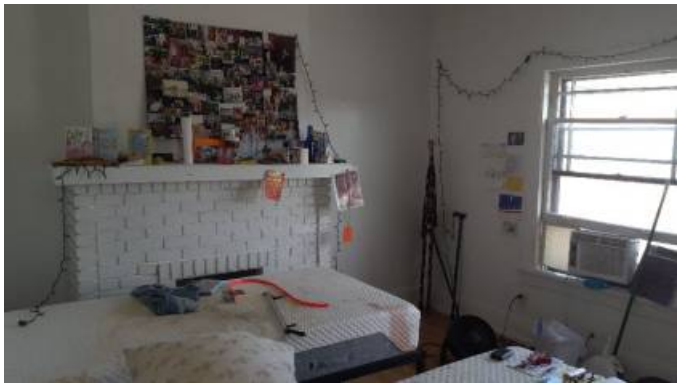


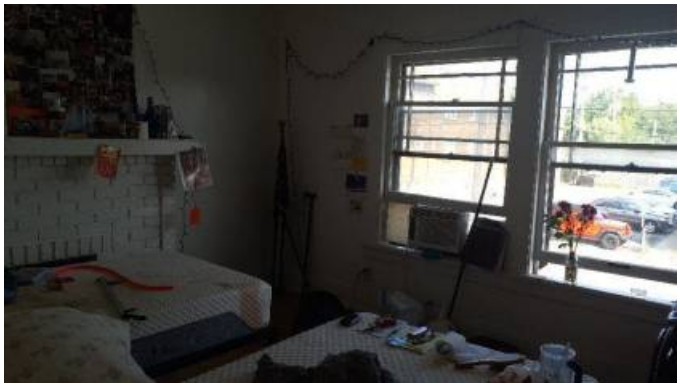

Bedroom #2:

6.2 Location:

2nd Floor

Unit 2.





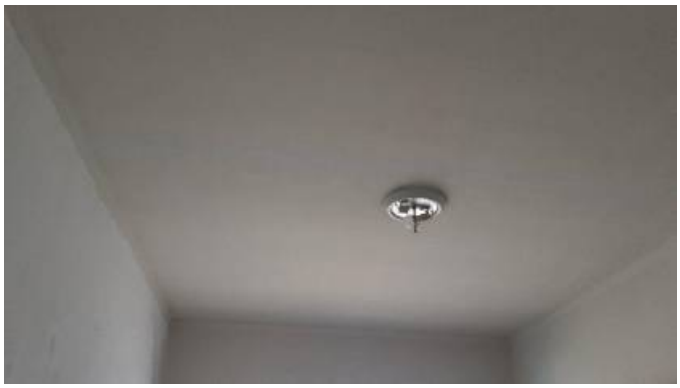

Bedroom #3:

6.3 Location:

2nd Floor

Unit 1.




Bedroom #4:

6.4 Location:

2nd Floor

Unit 1.





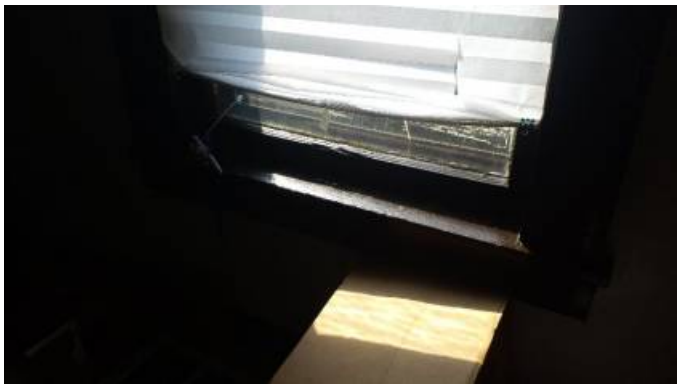

Bedroom #5:

6.5 Location:

1st Floor

Unit 3.



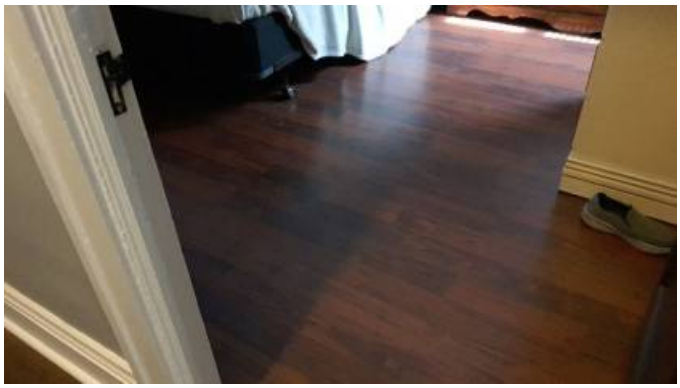
Bedroom #6:

6.6 Location:

2nd Floor

Sam's unit.

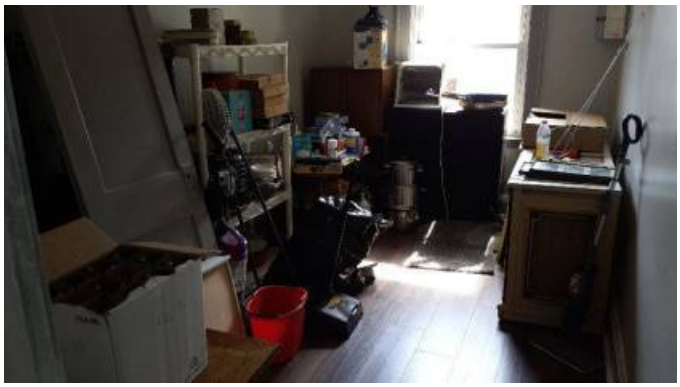


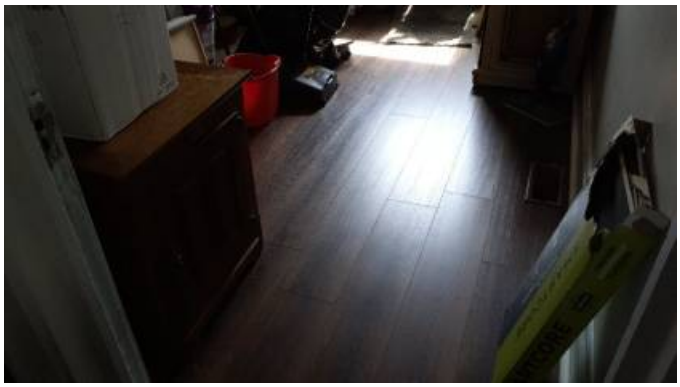



Bedroom #7:

6.7 Location:

2nd floor sam's unit.






Bedroom #8:

6.8 Location:

2nd Floor

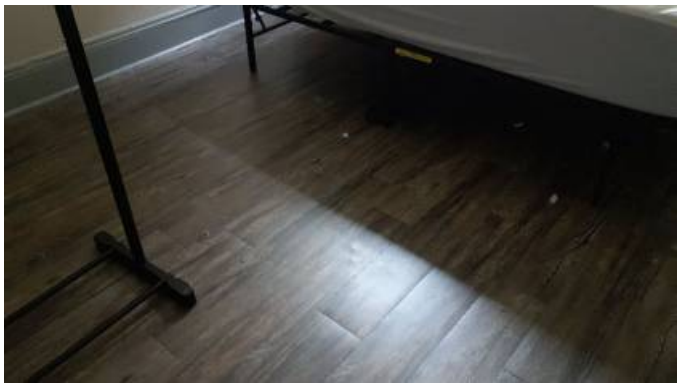
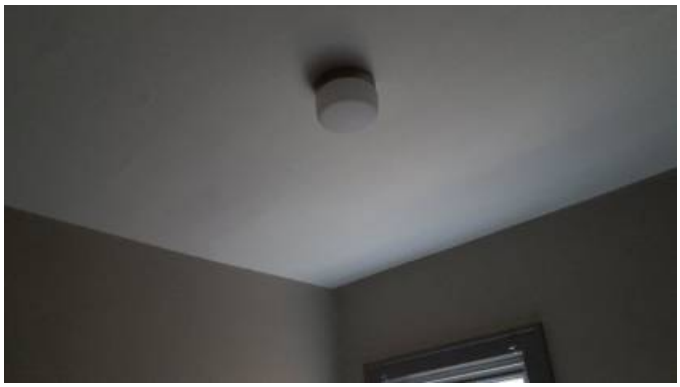
Unit 2.

Bedroom #9:

6.9 Location:

2nd floor unit 2.



BATHROOMS

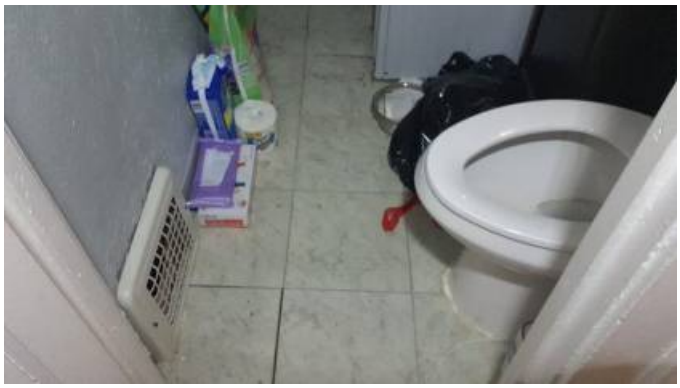
Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Bathroom #1:

7.1 Location:

2nd Floor

Unit 2.



Bathroom #2:

7.2 Location:

2nd Floor

Unit 1.



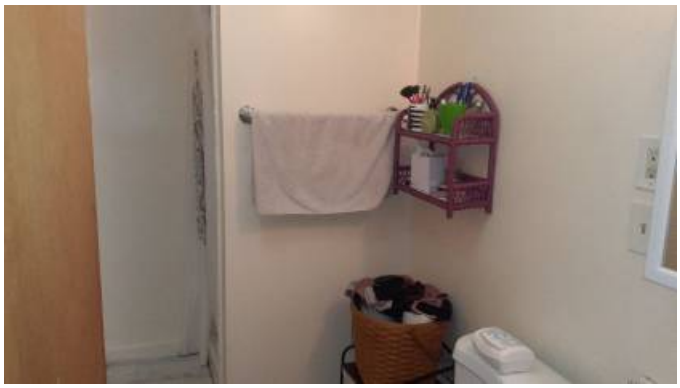



Bathroom #3:

7.3 Location:

1st Floor

Unit 3.



7.4 Sink/Faucet/Drain:

Drain, **Active leak observed at drainage system under sink. Recommend review by qualified plumber for repair or replacement as needed.**

Bathroom #4:

7.5 Location:

1st floor bar ladies room.

Bathroom #5:

7.6 Location:

Basement

Men's room bar.





Bathroom #6:

7.7 Location:

1st Floor

Cleveland curiousty.




Bathroom #7:

7.8 Location:

1st floor barber.




Bathroom #8:

7.9 Location:

2nd Floor

Sam's unit.



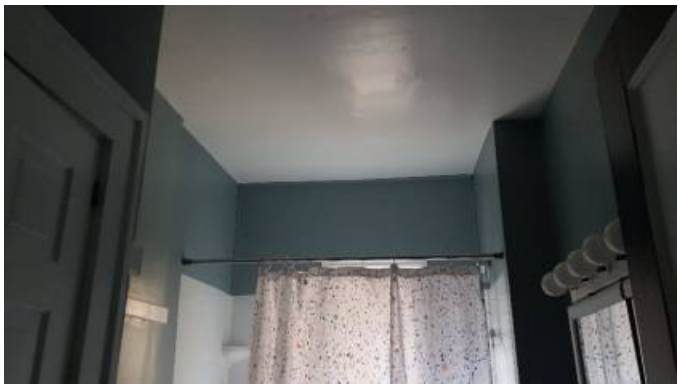


Bathroom #9:

7.10 Location:

2nd Floor

Unit 2.



KITCHEN

General Appliance Inspection/Testing Note

The appliances are all turned on and run, to ensure that they operate. The testing done is general in nature, and not exhaustive. We do not verify appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, ice-maker production, and other specialized features of the appliances. Note that if the occupant has dishes in the dishwasher or clothes in the washer or dryer, we do not operate them and will note the limitation in our ability to completely inspect and test these units. No warranty, guarantee, or certification is given as to future failures.

Kitchen and Dining Room:

8.1 Entry Door:

2nd floor Unit.

Kitchen and Dining Room #2:

8.2 Entry Door:

2nd floor Unit 1.

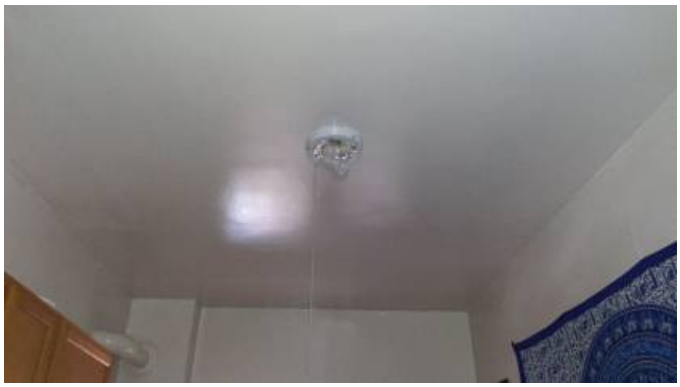
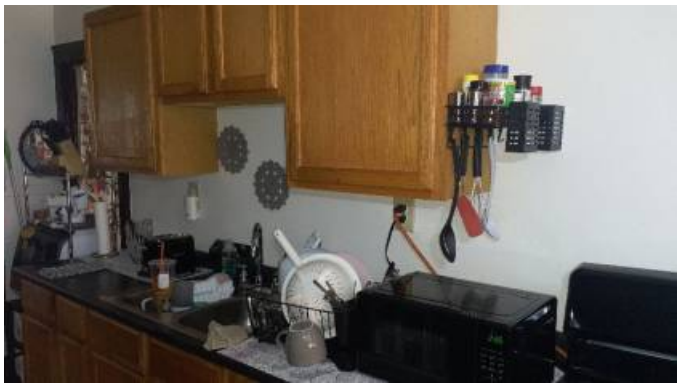





Kitchen and Dining Room #3:

8.3 Entry Door:

1st floor, Unit 3.


8.4 Ceiling:

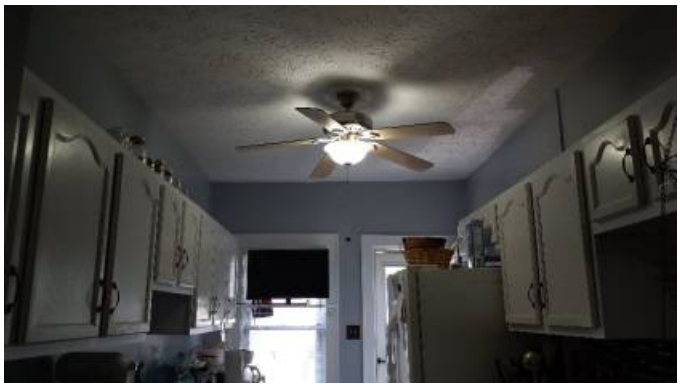
Water stains, bulging walls, or other damage was observed that indicate leaks or possible concealed leaks. Client is advised to obtain further review by a qualified contractor prior to closing to determine extent of damage for repair or replacement as needed. Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or mildew condition we suggest cleanup be performed per EPA guidelines to correct the condition and that corrective measures be taken to limit moisture in the home.

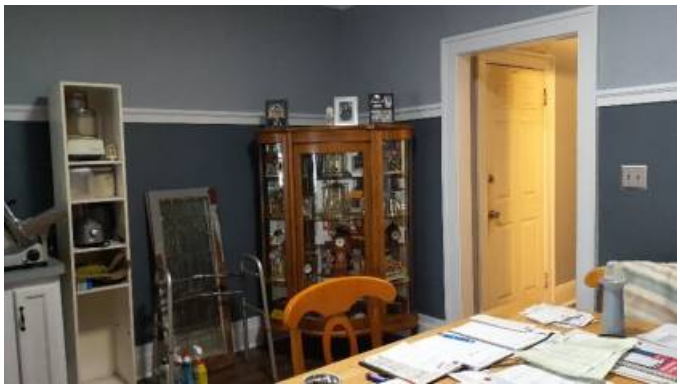
Kitchen and Dining Room #4:

8.5 Entry Door:

2nd floor Sam's apartments.





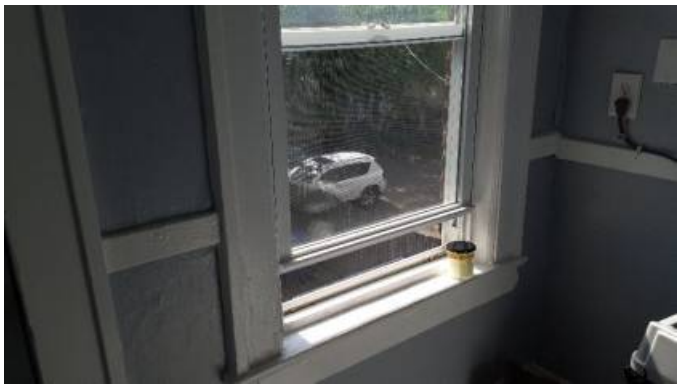
Kitchen and Dining Room #5:

8.6 Entry Door:

2nd floor Other unit 2.





OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or needed prior to close.

Front Entry & Main Hallway:

9.1 Stairs:

The main staircase appears to be installed correctly.

9.2 Windows:

Broken/cracked pane(s) observed. Recommend review for repair or replacement as needed.

Family Room:

9.3 Entry Door:

2nd floor, Unit 2.



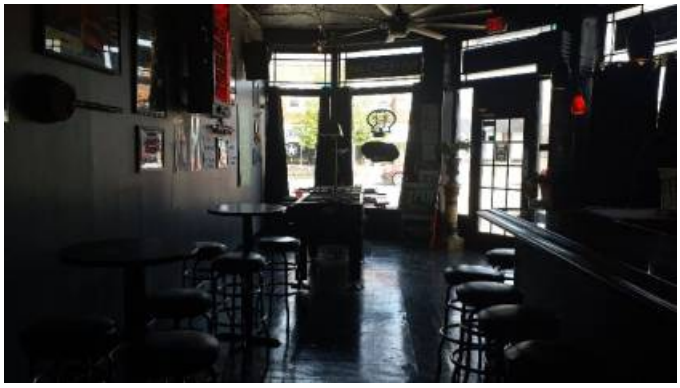
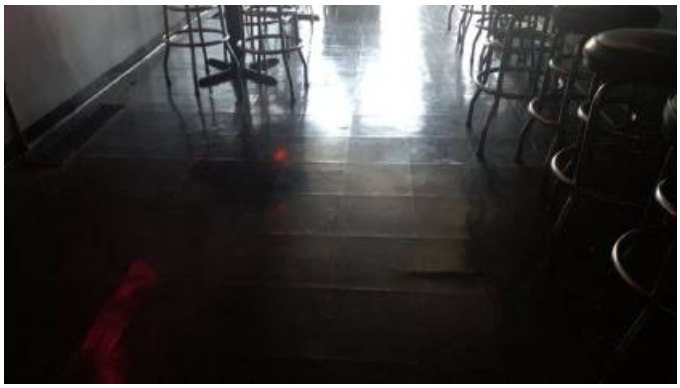
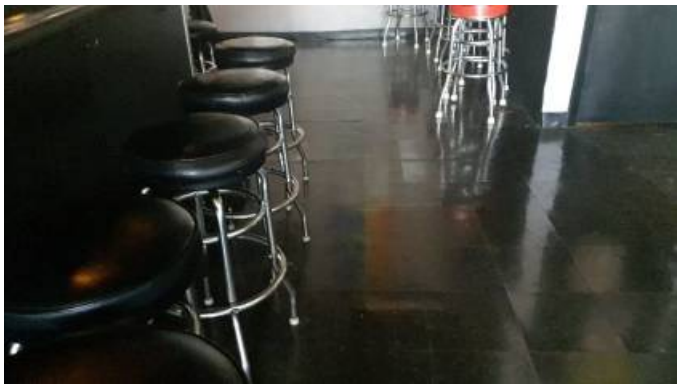


Office:

9.4 Entry Door:

1st floor, Bar

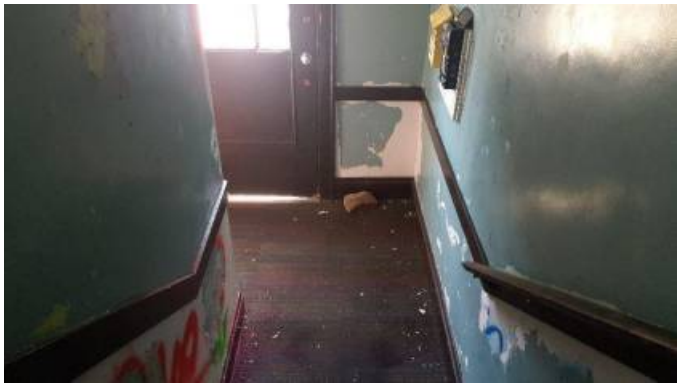
Bar electric appears to be connected 2nd floor apartment so part of basement are not working. Recommend review and repair by a licensed electrician.

Front Entry & Main Hallway #2:

9.5 Stairs:

Peeling paint and graffiti observed in hall. Recommend repairs be made as needed.



9.6 Windows:

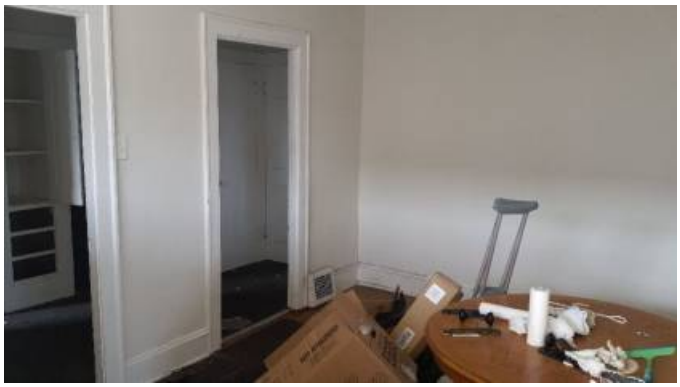
Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

The windows and associated hardware in this room are all serviceable.

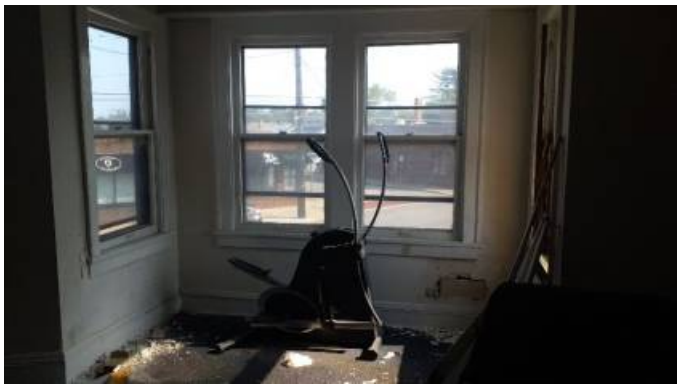
Family Room #2:

9.7 Entry Door:

2nd floor Unit 1.



Inspection: 091622MV - 13375 Madison **Address: 13375 Madison**




Office #2:

9.8 Entry Door:

1st floor

Cleveland curiousty.





Front Entry & Main Hallway #3:

9.9 Stairs:

The main staircase appears to be installed correctly.

9.10 Windows:

Broken/cracked pane(s) observed. Recommend review for repair or replacement as needed.

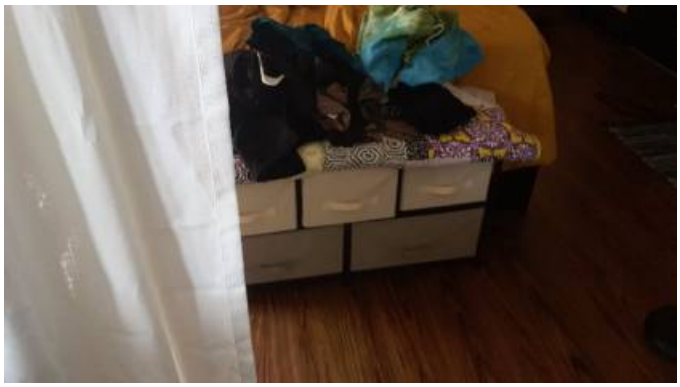
Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

Family Room #3:

9.11 Entry Door:

1st Floor, Unit 3.



9.12 Closet Door:

Excessive settlement has been noted. This structural condition results in misalignment of the door to the door frame. Recommend review by a qualified contractor for repairs as needed.

9.13 Walls:

Stress cracking observed in wall. This is an indication that previous settlement has occurred at this location. Inspector is unable to determine when settlement occurred or if additional settlement is likely. Suggest consulting the seller for additional information or a structural engineer if a more detailed report is desired.

Office #3:

9.14 Entry Door:

Store front the museum.

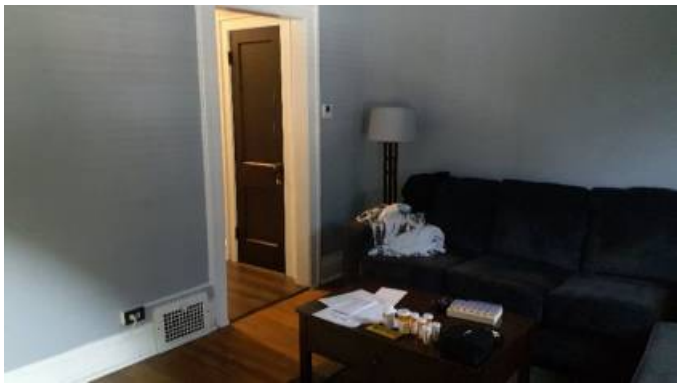





Family Room #4:

9.15 Entry Door:

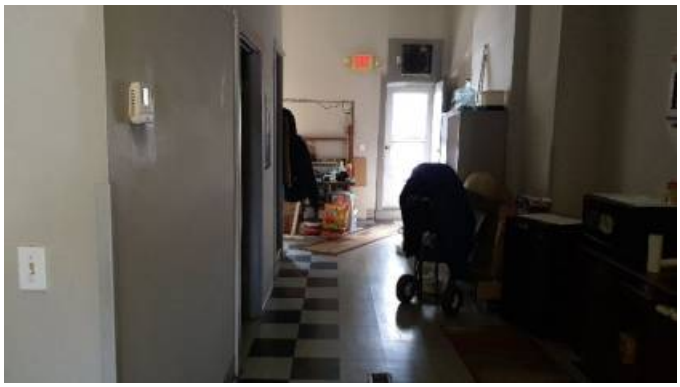
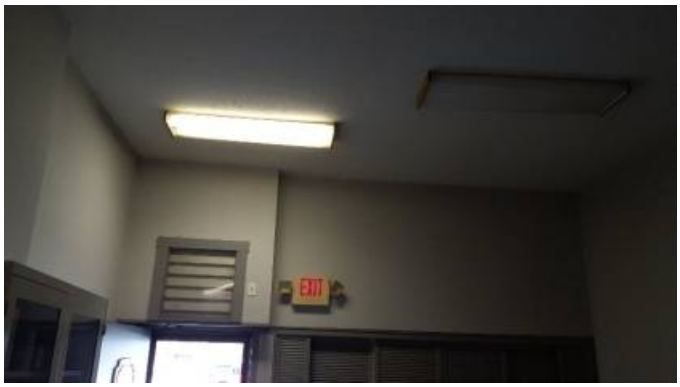
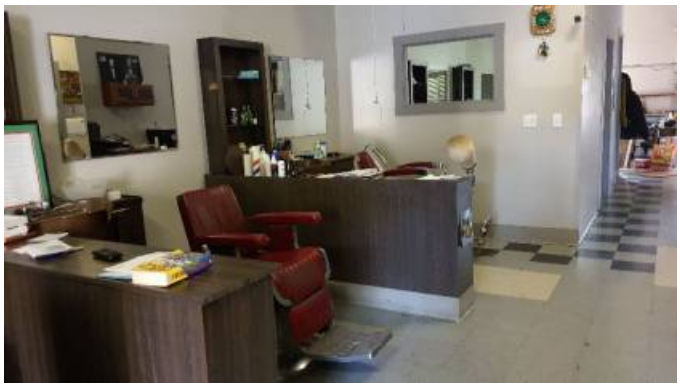
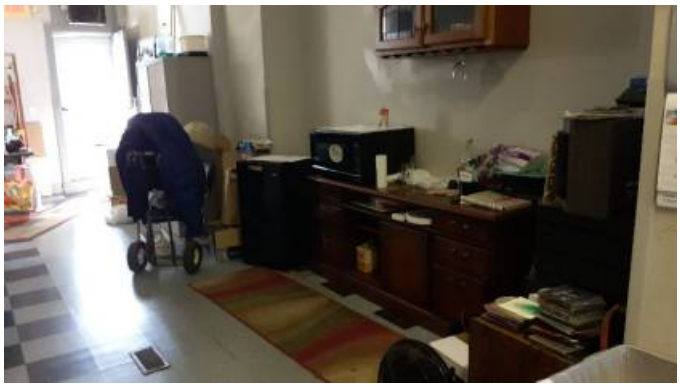
2nd floor sam's unit.

Office #4:

9.16 Entry Door:

Barber shop.

Family Room #5:

9.17 Entry Door:

2nd floor Unit 2.

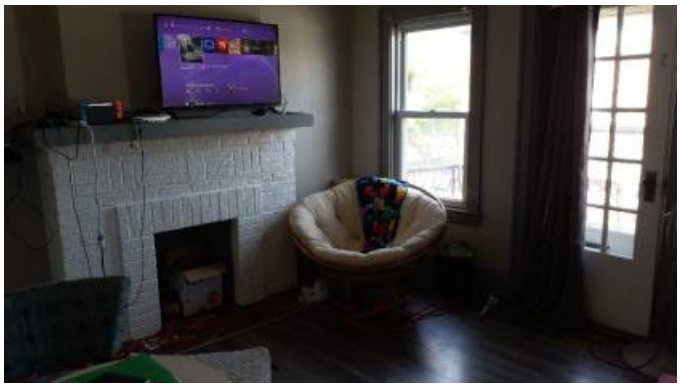





Family Room #6:

9.18 Entry Door:

2nd floor unit 2.





AIR CONDITIONER

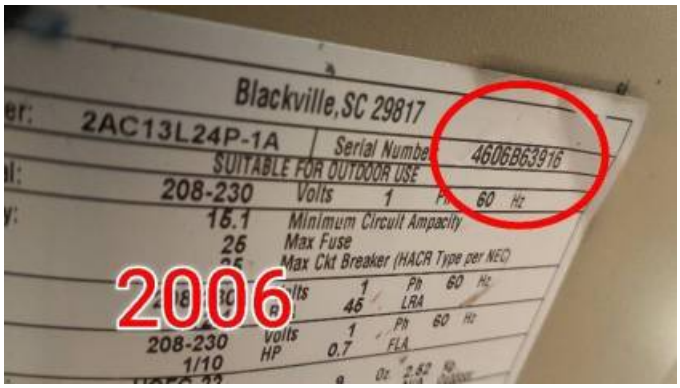
Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. We are testing temperature difference only. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. DISMANTLING AND INSPECTION OF INTERNAL COMPONENTS OF THE AIR CONDITIONING SYSTEM IS NOT WITHIN THE SCOPE OF THIS INSPECTION. Definition: HVAC - Heating, Ventilation, Air Conditioning.

Air Conditioning - Unit #1:

10.1 Brand:

System is Carrier Brand. The unit is a 2006 and is 16 years old.

Bar Condenser



10.2 Location:

Rear of building

10.3 AC Design:

Electric split system with disconnect was observed.

10.4 General Conditions:

The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the air conditioning unit has exceeded its designed life expectancies. Typical life cycle of an A/C unit is 15-20 years, however it can reach 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Insulation missing or deteriorated on outside piping recommend review by a qualified contractor for repair as needed.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The HCFC-22 or R-22 refrigerant used in the air conditioning system is being phased out. Effective 2020, no new R22 refrigerant will be produced or imported. This means any necessary repairs to the A/C system after that time that requires refrigerant to be added may not be available or may be more expensive to find. This may result in a replacement of the condenser/compressor unit, evaporator coil and possibly the refrigerant lines will be necessary.

You can expect your average AC to last between 15 to 20 years, but a good preventive AC maintenance routine can keep your air conditioner working 20-25 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Main AC Maintenance Items:

- Changing filter regularly (every 1-3 months)
- Getting AC tune-ups/servicing seasonally
- Removing debris from and cleaning the casing of the outside unit
- Checking on and replacing refrigerant insulation as necessary

How many of these items you perform and how regularly you perform them makes an impact on the lifespan of your air conditioner. Do you do no maintenance what so ever? Expect your ACs lifespan to be on the low end, 15-18 years. If you do 2-3 of these items regularly, then your ACs lifespan will be on the higher end of the range between 18 to 20 years. What if you're diligent about doing all 4 of these maintenance items regularly? Your AC could last as long as 20 to 25

years!

Air Conditioning - Unit #2:

10.5 Brand:

System is Goodman Manufacturing Brand. The unit is a 2018 and is 4 years old.

Cleveland Curiosity

10.6 Location:

Rear of building

10.7 AC Design:

Electric split system with disconnect was observed.

10.8 General Conditions:

The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

You can expect your average AC to last between 20 to 25 years, but a good preventive AC maintenance routine can keep your air conditioner working its best longer. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Main AC Maintenance Items:

- Changing filter regularly (every 1-3 months)
- Getting AC tune-ups/servicing seasonally
- Removing debris from and cleaning the casing of the outside unit
- Checking on and replacing refrigerant insulation as necessary

How many of these items you perform and how regularly you perform them makes an impact on the lifespan of your air conditioner. Do you do no maintenance what so ever? Expect your ACs lifespan to be on the low end, 15-18 years. If you do 2-3 of these items regularly, then your ACs lifespan will be on the higher end of the range between 18 to 20 years. What if you're diligent about doing all 4 of these maintenance items regularly? Your AC could last as long as 20 to 25 years!

Air Conditioning - Unit #3:

10.9 Brand:

System is Arcoaire. The unit is a 2019 and is 3 years old.

10.10 Location:

Rear of building

10.11 AC Design:

Electric split system with disconnect was observed.

10.12 General Conditions:

The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

You can expect your average AC to last between 20 to 25 years, but a good preventive AC maintenance routine can keep your air conditioner working its best longer. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Main AC Maintenance Items:

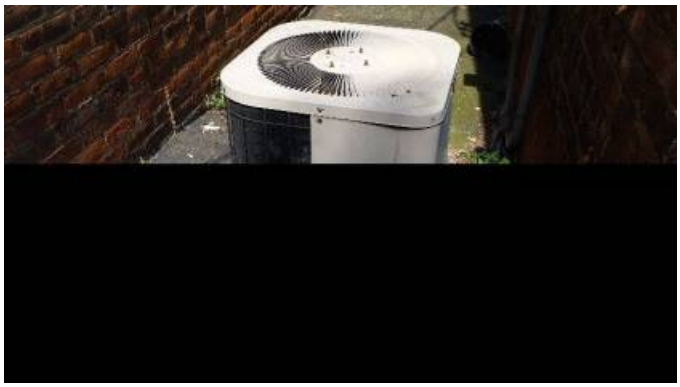
- Changing filter regularly (every 1-3 months)
- Getting AC tune-ups/servicing seasonally
- Removing debris from and cleaning the casing of the outside unit
- Checking on and replacing refrigerant insulation as necessary

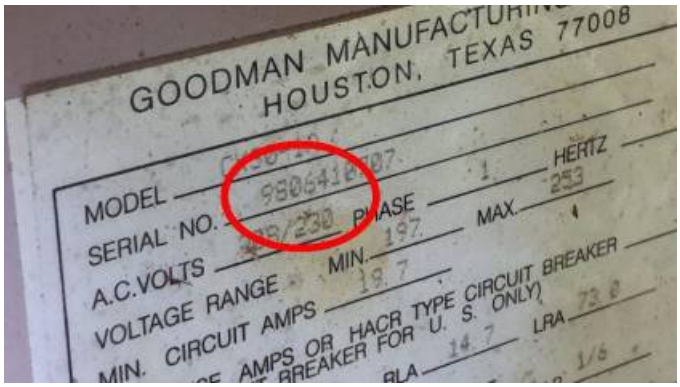
How many of these items you perform and how regularly you perform them makes an impact on the lifespan of your air conditioner. Do you do no maintenance what so ever? Expect your ACs lifespan to be on the low end, 15-18 years. If you do 2-3 of these items regularly, then your ACs lifespan will be on the higher end of the range between 18 to 20 years. What if you're diligent about doing all 4 of these maintenance items regularly? Your AC could last as long as 20 to 25 years!

Air Conditioning - Unit #4:

10.13 Brand:

System is Goodman Manufacturing Brand. The unit is a 1998 and is 24 years old.



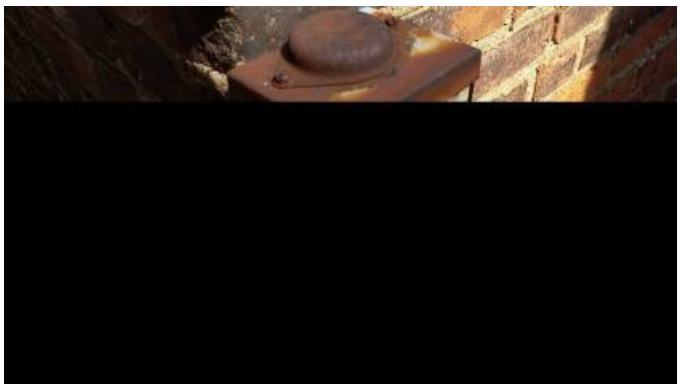


10.14 Location:

Right side of building

10.15 AC Design:

Electric split system with disconnect was observed.



10.16 General Conditions:

The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the air conditioning unit has exceeded its designed life expectancies. Typical life cycle of an A/C unit is 15-20 years, however it can reach 20-25

years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Insulation missing or deteriorated on outside piping recommend review by a qualified contractor for repair as needed.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The HCFC-22 or R-22 refrigerant used in the air conditioning system is being phased out. Effective 2020, no new R22 refrigerant will be produced or imported. This means any necessary repairs to the A/C system after that time that requires refrigerant to be added may not be available or may be more expensive to find. This may result in a replacement of the condenser/compressor unit, evaporator coil and possibly the refrigerant lines will be necessary.

You can expect your average AC to last between 15 to 20 years, but a good preventive AC maintenance routine can keep your air conditioner working 20-25 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Main AC Maintenance Items:

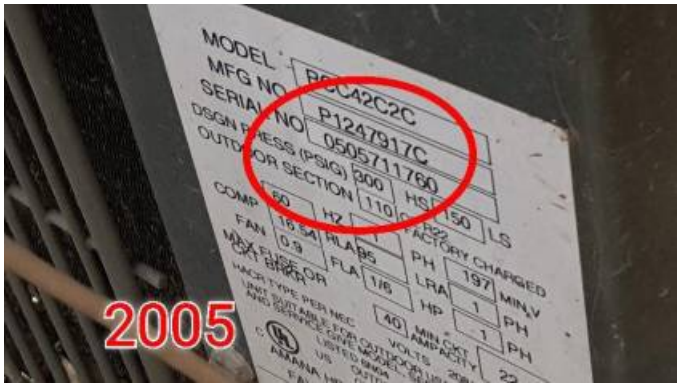
- Changing filter regularly (every 1-3 months)
- Getting AC tune-ups/servicing seasonally
- Removing debris from and cleaning the casing of the outside unit
- Checking on and replacing refrigerant insulation as necessary

How many of these items you perform and how regularly you perform them makes an impact on the lifespan of your air conditioner. Do you do no maintenance what so ever? Expect your ACs lifespan to be on the low end, 15-18 years. If you do 2-3 of these items regularly, then your ACs lifespan will be on the higher end of the range between 18 to 20 years. What if you're diligent about doing all 4 of these maintenance items regularly? Your AC could last as long as 20 to 25 years!

Air Conditioning - Unit #5:

10.17 Brand:

System is Amana Brand. The unit is a 2005 and is 17 years old.



10.18 Location:

Basement, Outside.

10.19 AC Design:

Electric split system with disconnect was observed.

10.20 General Conditions:

The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the air conditioning unit has exceeded its designed life expectancies. Typical life cycle of an A/C unit is 15-20 years, however it can reach 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Insulation missing or deteriorated on outside piping recommend review by a qualified contractor for repair as needed.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The HCFC-22 or R-22 refrigerant used in the air conditioning system is being phased out. Effective 2020, no new R22 refrigerant will be produced or imported. This means any necessary repairs to the A/C system after that time that requires refrigerant to be added may not be available or may be more expensive to find. This may result in a replacement of the condenser/compressor unit, evaporator coil and possibly the refrigerant lines will be necessary.

You can expect your average AC to last between 15 to 20 years, but a good preventive AC maintenance routine can keep your air conditioner working 20-25 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Main AC Maintenance Items:

- Changing filter regularly (every 1-3 months)
- Getting AC tune-ups/servicing seasonally
- Removing debris from and cleaning the casing of the outside unit
- Checking on and replacing refrigerant insulation as necessary

How many of these items you perform and how regularly you perform them makes an impact on the lifespan of your air conditioner. Do you do no maintenance what so ever? Expect your ACs lifespan to be on the low end, 15-18 years. If you do 2-3 of these items regularly, then your ACs lifespan will be on the higher end of the range between 18 to 20 years. What if you're diligent about doing all 4 of these maintenance items regularly? Your AC could last as long as 20 to 25 years!

HEATING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. If a humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, because of the way a humidifier operates. Suggest client verify operation with sellers. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. Definition: HVAC - Heating, Ventilation, Air Conditioning.

Heating Plant - Unit #1:

11.1 Heating System Location:

The heating system is located in the basement and services the whole house.

Bar furnace.

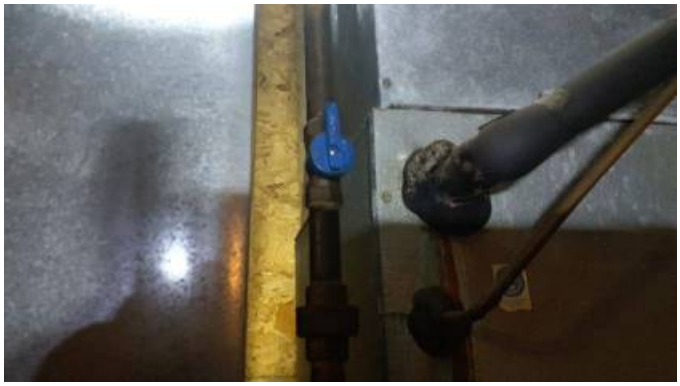
11.2 Heating System Design:

The brand of the system is Carrier brand. The unit is a 1992 and is 30 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

11.3 Energy Source:

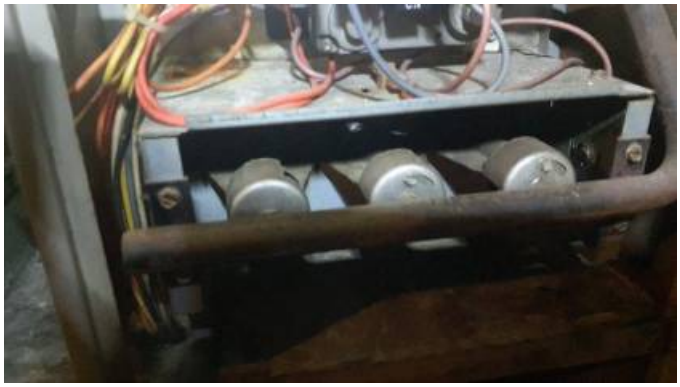
Natural Gas w/Shutoff



11.4 Burners Chamber:

Serviceable

Partially visible. Unable to inspect the entire heat exchanger without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.



11.5 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

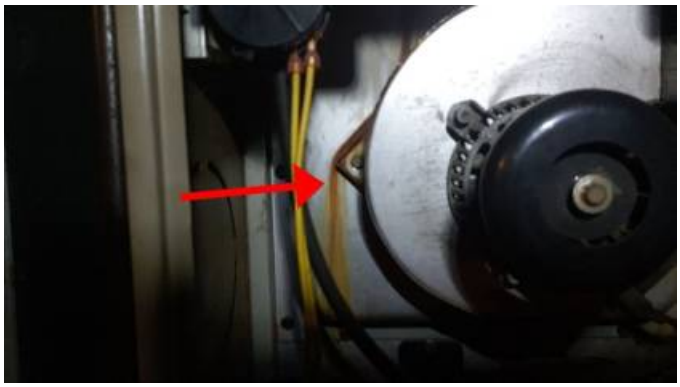
We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 15-20 years, but it can last up to 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25

years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.



11.6 Flues, Vents:

The flue pipe is metal

Corrosion and holes observed in vent pipe, which is a safety concern. Recommend review by a qualified contractor for repair as needed, prior to close.

11.7 Air Filters:

The filter is clean and correctly installed.

11.8 Distribution/Ducts Condition:

Ducts/Registers.

Serviceable.

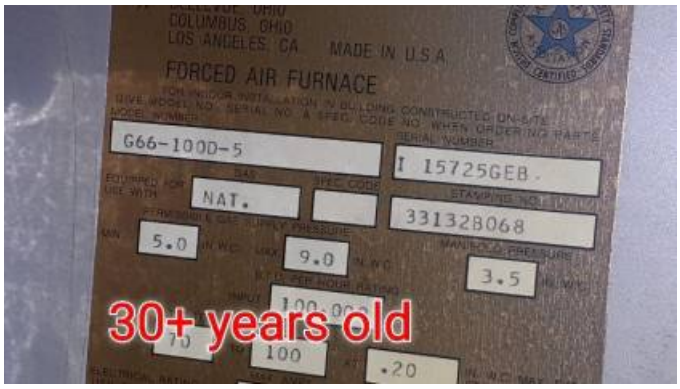
As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.

Heating Plant - Unit #2:

11.9 Heating System Location:

The heating system is located in the basement and services the whole house.

Unit 1 apartment.



11.10 Heating System Design:

The brand of the system is Carrier brand. The unit is a 30+ years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

11.11 Energy Source:

Inspector observed a grease packed gas valve was on one or more appliance in the house. These types of valves are prone to leak and may require maintenance. Recommend a qualified HVAC contractor update with a modern ball valve as needed or when updating appliance.

11.12 Burners Chamber:

Rust, scale, and some debris was observed in this appliance. Recommend review by a qualified HVAC contractor ensure proper and safe operation of this unit prior to close. Dismantling to inspect for holes and/or cracks in heat exchanger is not within the scope of this inspection.

Partially visible. Unable to inspect the entire heat exchanger without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.

11.13 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

11.14 Flues, Vents:

11.15 Air Filters:

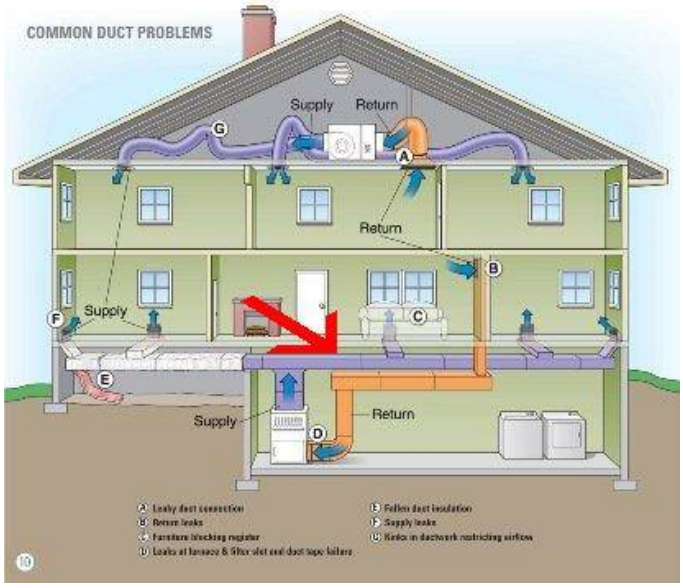
The filter is clean and correctly installed.

11.16 Distribution/Ducts Condition:

Ducts/Registers.

No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes more than 50 years old. Recommend review by a qualified HVAC contractor for prior to close if concerned about this.

As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.

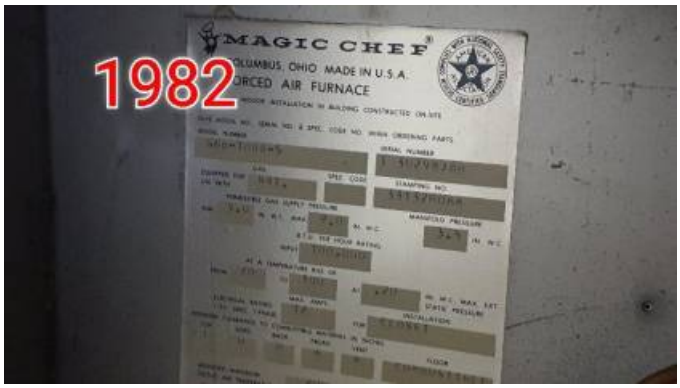


Heating Plant - Unit #3:

11.17 Heating System Location:

The heating system is located in the basement and services the whole house.

Unit 2 apartment.



11.18 Heating System Design:

The brand of the system is Magic-Chef. The unit is a 1982 and is 40 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

11.19 Energy Source:

Natural Gas w/Shutoff

11.20 Burners Chamber:

Rust, scale, and some debris was observed in this appliance. Recommend review by a qualified HVAC contractor ensure proper and safe operation of this unit prior to close. Dismantling to inspect for holes and/or cracks in heat exchanger is not within the scope of this inspection.

Partially visible. Unable to inspect the entire heat exchanger without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.

11.21 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

11.22 Flues, Vents:

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal

11.23 Air Filters:

The filter is clean and correctly installed.

11.24 Distribution/Ducts Condition:

Ducts/Registers.

No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes more than 50 years old. Recommend review by a qualified HVAC contractor for prior to close if concerned about this.

As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.

Heating Plant - Unit #4:

11.25 Heating System Location:

The heating system is located in the basement and services the whole house.

Cleveland curiousty.

11.26 Heating System Design:

The brand of the system is Goodman Manufacturing Brand The unit is a 2018 and is 4 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

11.27 Energy Source:

Natural Gas w/Shutoff

11.28 Burners Chamber:

Serviceable

Closed System - Unable to inspect without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.

11.29 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

11.30 Flues, Vents:

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal

11.31 Air Filters:

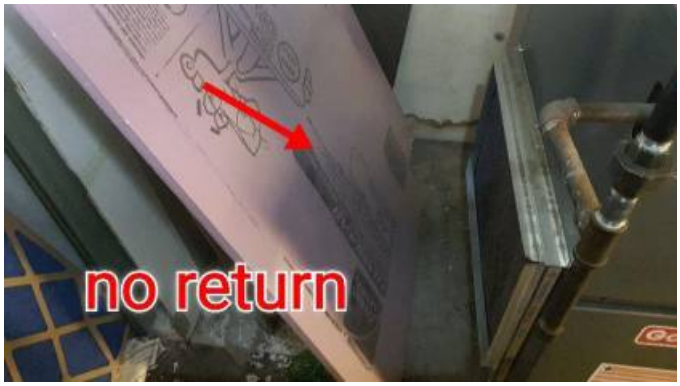
The filter is dirty and should be replaced as it could restrict airflow across the heat exchanger.

11.32 Distribution/Ducts Condition:

Ducts/Registers.

No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes more than 50 years old. Recommend review by a qualified HVAC contractor for prior to close if concerned about this.

As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.



Heating Plant - Unit #5:

11.33 Heating System Location:

Apartment 3.

11.34 Heating System Design:

The brand of the system is Bryant. The unit is a 40+ years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

11.35 Energy Source:

Natural Gas w/Shutoff

11.36 Burners Chamber:

Rust, scale, and some debris was observed in this appliance. Recommend review by a qualified HVAC contractor ensure proper and safe operation of this unit prior to close. Dismantling to inspect for holes and/or cracks in heat exchanger is not within the scope of this inspection.

Partially visible. Unable to inspect the entire heat exchanger without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.

11.37 General Conditions:

The furnace did not ignite or operate during the inspection. Recommend review by a qualified HVAC contractor for repair or replacement as needed prior to close.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

11.38 Flues, Vents:

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal

11.39 Air Filters:

The filter is clean and correctly installed.

11.40 Distribution/Ducts Condition:

Ducts/Registers.

No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes more than 50 years old. Recommend review by a qualified HVAC contractor for prior to close if concerned about this.

Possible asbestos materials observed at ducts/pipes. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety.

Recommend encapsulating asbestos duct tape with furnace tape to prevent any fibers from entering duct work.

As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning

recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.

Heating Plant - Unit #6:

11.41 Heating System Location:

The heating system is located in the basement and services the whole house.

Apart 4 heating.

11.42 Heating System Design:

The brand of the system is Bryant. The unit is a 40+ years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

11.43 Energy Source:

Natural Gas w/Shutoff

11.44 Burners Chamber:

Closed System - Unable to inspect without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.

11.45 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at

time of inspection.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

11.46 Flues, Vents:

11.47 Air Filters:

11.48 Distribution/Ducts Condition:

Ducts/Registers.

No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes more than 50 years old. Recommend review by a qualified HVAC contractor for prior to close if concerned about this.

Possible asbestos materials observed at ducts/pipes. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety.

Recommend encapsulating asbestos duct tape with furnace tape to prevent any fibers from entering duct work.

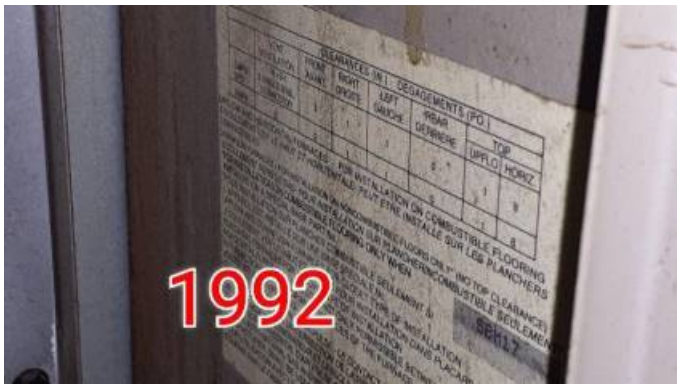
As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.

Heating Plant - Unit #7:

11.49 Heating System Location:

The heating system is located in the basement and services the whole house.

Barber shop.



11.50 Heating System Design:

The brand of the system is Carrier brand. The unit is a 1992 and is 30 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

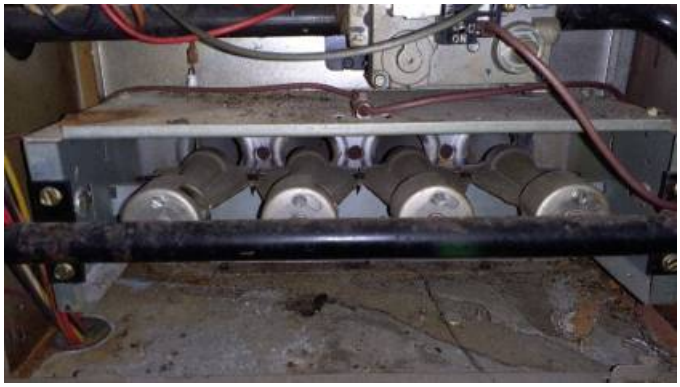
11.51 Energy Source:

Natural Gas w/Shutoff

11.52 Burners Chamber:

Serviceable

Partially visible. Unable to inspect the entire heat exchanger without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.



11.53 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 15-20 years, but it can last up to 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25

years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

11.54 Flues, Vents:

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal

11.55 Air Filters:

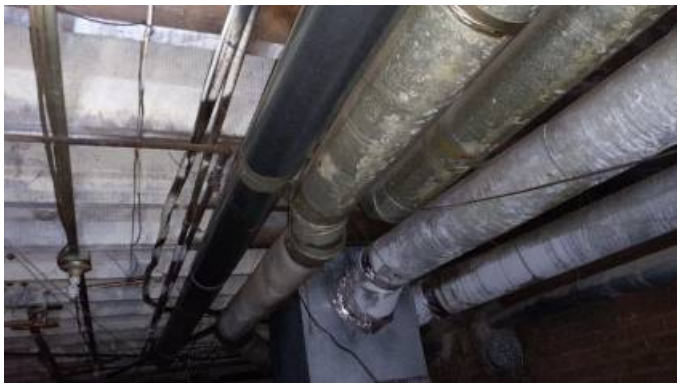
11.56 Distribution/Ducts Condition:

Ducts/Registers.

No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes more than 50 years old. Recommend review by a qualified HVAC contractor for prior to close if concerned about this.

As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning

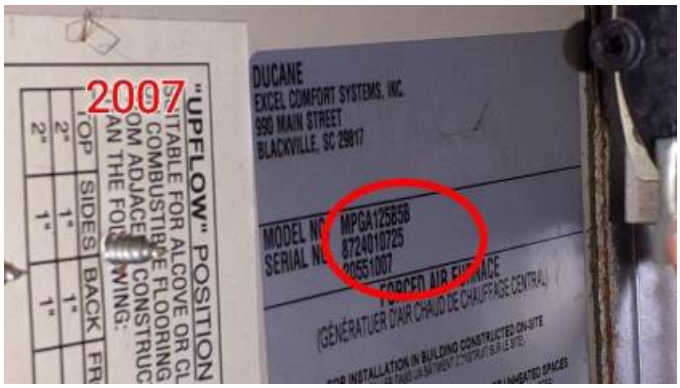
recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.



Heating Plant - Unit #8:

11.57 Heating System Location:

The heating system is located in the basement and services one of the units.



11.58 Heating System Design:

The brand of the system is Ducane. The unit is a 2007 and is 15 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

11.59 Energy Source:

Natural Gas w/Shutoff

11.60 Burners Chamber:

Rust, scale, and some debris was observed in this appliance. Recommend review by a qualified HVAC contractor ensure proper and safe operation of this unit prior to close. Dismantling to inspect for holes and/or cracks in heat exchanger is not within the scope of this inspection.

Partially visible. Unable to inspect the entire heat exchanger without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.

11.61 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the heating unit is near the end of its designed life expectancies. Typical life cycle of a furnace is 15-20 years, but it can last up to 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

We recommend having your HVAC equipment serviced and cleaned every year to ensure

proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

11.62 Flues, Vents:

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal

11.63 Air Filters:

The filter is clean and correctly installed.

11.64 Distribution/Ducts Condition:

Ducts/Registers.

No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes more than 50 years old. Recommend review by a qualified HVAC contractor for prior to

close if concerned about this.

Possible asbestos materials observed at ducts/pipes. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety.

Recommend encapsulating asbestos duct tape with furnace tape to prevent any fibers from entering duct work.

As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.

Heating Plant - Unit #9:

11.65 Heating System Location:

The heating system is located in the basement and services one of the units.

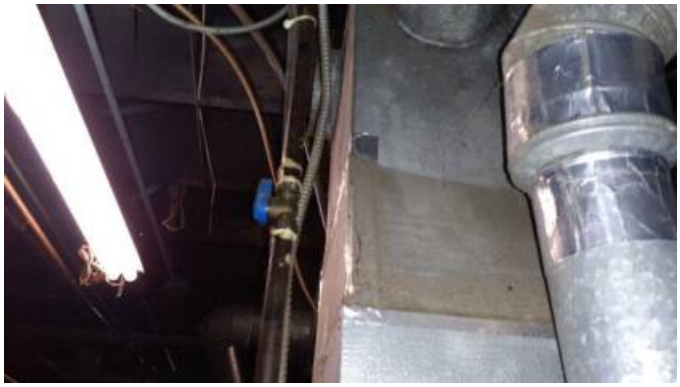
11.66 Heating System Design:

The brand of the system is Janitrol Brand. The unit is a 1990 and is 32 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

11.67 Energy Source:

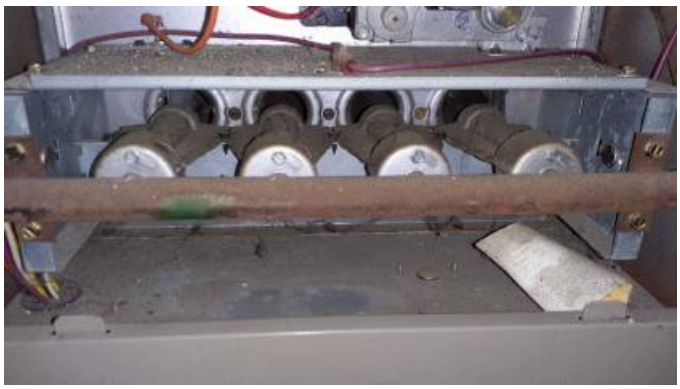
Natural Gas w/Shutoff



11.68 Burners Chamber:

Serviceable

Partially visible. Unable to inspect the entire heat exchanger without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.



11.69 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 15-20 years, but it can last up to 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

11.70 Flues, Vents:

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal

11.71 Air Filters:

The filter is clean and correctly installed.

11.72 Distribution/Ducts Condition:

Ducts/Registers.

No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes

more than 50 years old. Recommend review by a qualified HVAC contractor for prior to close if concerned about this.

As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.

Heating Plant - Unit #10:

11.73 Heating System Location:

The heating system is located in the basement and services one of the units.

11.74 Heating System Design:

The brand of the system is Kelvinator. The unit is a 40+ years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

11.75 Energy Source:

Natural Gas w/Shutoff

11.76 Burners Chamber:

Rust, scale, and some debris was observed in this appliance. Recommend review by a qualified HVAC contractor ensure proper and safe operation of this unit prior to close.

Dismantling to inspect for holes and/or cracks in heat exchanger is not within the scope of this inspection.

Closed System - Unable to inspect without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.

11.77 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.

In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 15-20 years, but it can last up to 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

11.78 Flues, Vents:

Improperly sloped vent pipes noted; pipe should slope upward from the unit. This can cause back drafting and could allow products of combustion to escape. The minimum allowable pitch is 1/4" per foot of vent run. This is a "Safety Hazard" requiring immediate attention by a qualified contractor for repairs or replacement prior to close.

11.79 Air Filters:

The filter is clean and correctly installed.

11.80 Distribution/Ducts Condition:

Ducts/Registers.

No cold air return observed near unit, which may result in backdrafting and mixing of combustion by-products with interior circulation air. This is common with older homes more than 50 years old. Recommend review by a qualified HVAC contractor for prior to close if concerned about this.

As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed prior to close, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc-Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" or an electrical arc, and they open the circuit when arching occurs. Upgrades should be performed by a qualified electrician to enhance safety. Upgrades should be performed by a qualified electrician for review or replacement as needed.

Main/Sub Electrical Panels:

12.1 Main Panel #1:

Basement under bar.

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified electrician for analysis of the existing problem.

12.2 Main Panel #2:

1st floor, Cleveland curiousty.

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified electrician for analysis of the existing problem.

12.3 Main Panel #3:

Basement units 1-6 apartments.

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified electrician for analysis of the existing problem.

12.4 Main Panel #4:

1st floor barber shop.

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable

type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified electrician for analysis of the existing problem.

12.5 Main Panel #5:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified electrician for analysis of the existing problem.

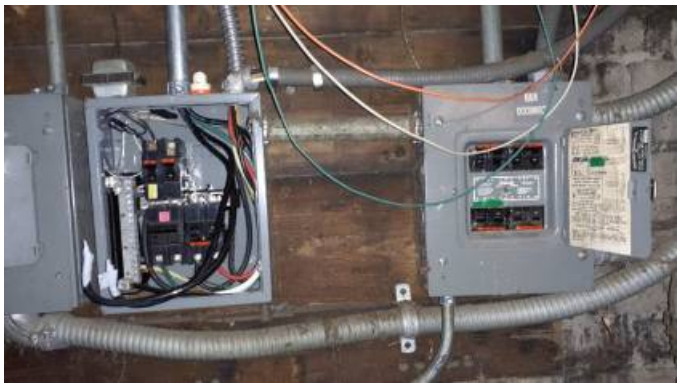
A Federal Pacific Electric (FPE) service panel and circuit breakers were noted in this home. Federal Pacific Stab-lok model service panels are widely reputed to have a number of problems that can result in a fire or shock/electrocution. The Consumer Product Safety Commission (CPSC) conducted a two-year investigation into the safety of FPE circuit breakers and concluded that the data currently available did establish that the circuit breakers present a serious risk of injury to consumers. There were reports that the circuit breakers failed to trip in some overloaded conditions, creating a serious fire hazard. Because of the reports indicating that the circuit breakers may fail to trip, we recommend that the FPE service panel be review by a qualified electrician for repair or replacement as needed.

The structure is equipped with a fuse type main power panel, usually a combination of pullout fuse blocks and screw type fuses. This was the standard for new construction

until the 60's. Recommend review by a qualified electrician for safety enhancements as needed. Although fuses can be safe to operate if properly installed and wired, we recommend updating the panel to a circuit breaker panel as an electrical upgrade.

Cover is missing on service panel recommend review by a qualified electrician for repair or replacement as needed.

In the inspector's opinion, the electrical panel has exceeded its designed life expectancies. We make no warranty, guarantee or estimation as to the remaining useful life of this panel.

12.6 Main Panel #6:

2nd floor sam's unit.

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified electrician for analysis of the existing problem.

12.7 Sub Panel #1:

2nd floor unit 1.

The structure is equipped with a fuse type main power panel, usually a combination of pullout fuse blocks and screw type fuses. This was the standard for new construction until the 60's. Recommend review by a qualified electrician for safety enhancements as needed.

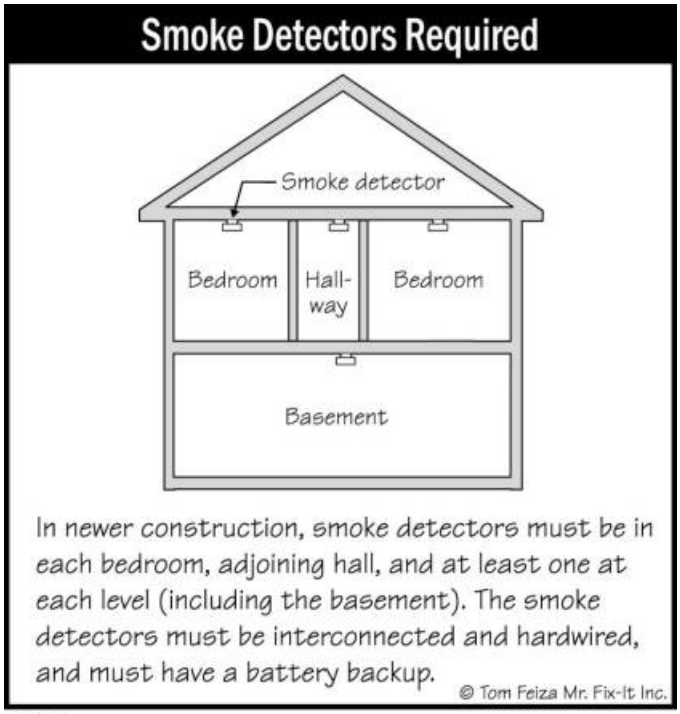
Open fuse positions observed. Recommend review by a qualified electrician for repair as needed for safety.

In the inspector's opinion, the electrical panel has exceeded its designed life expectancies. We make no warranty, guarantee or estimation as to the remaining useful life of this panel.

12.8 Smoke Detectors:

None observed, suggest installing smoke detectors, as needed, for safety. Smoke detectors should be present on all levels and in all sleeping areas as an upgrade for safety. Suggest installing additional smoke detectors in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.

Smoke detectors should be present on all levels and in all sleeping areas. Suggest installing additional smoke detectors in appropriate areas as needed. Periodic testing is suggested to ensure proper working order and to enhance fire safety. Most alarms installed today have a life span of about 8-10 years. After this time, the entire unit should be replaced. It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement.



E116

MO11

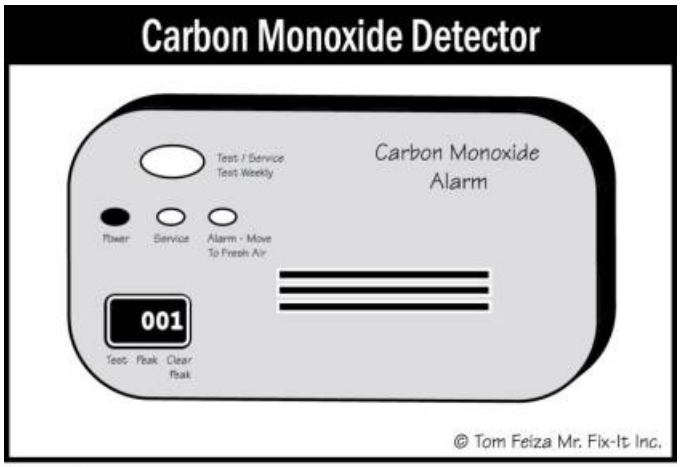
12.9 Carbon Monoxide Detectors:

None observed, suggest installing CO detectors, as needed, for safety. Suggest installing additional CO detectors in appropriate areas (see image) as needed to enhance safety. Periodic testing is suggested to ensure proper working order and to enhance safety.

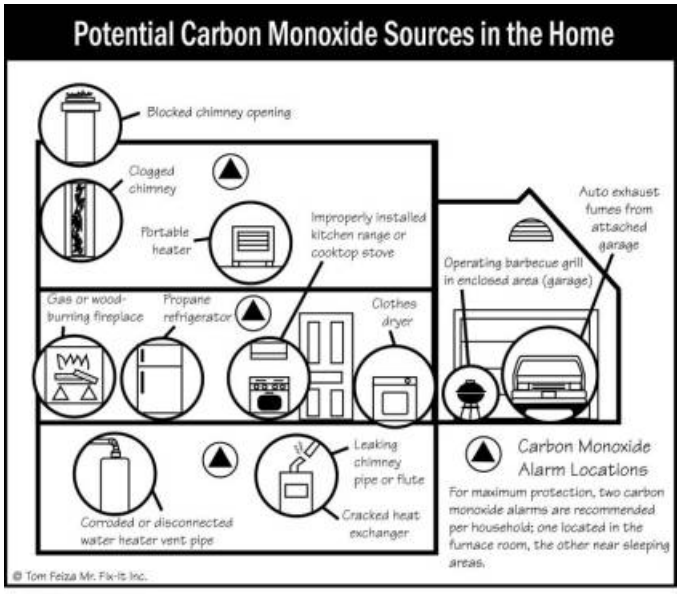
Carbon monoxide (CO) has been called the "silent and invisible killer" because it doesn't have a smell, color, or taste. Its one of the most prevalent causes of death due to poisoning in America. Any time you burn something like gasoline, natural gas, wood, oil, propane, or charcoal carbon monoxide is released into the air.

The Consumer Product Safety Commission recommends putting a carbon monoxide detector outside every separate sleeping area in your home. You might also want to add a carbon monoxide detector in your kitchen and basement for added safety. Also, make sure you install detectors close to bedrooms so alarms will wake you up if you're sleeping. If

you have an attached garage, you'll want to place a CO detector by the entranceway. A vehicle that's been left running in a closed space is a common cause for CO poisoning. In the grand scheme of things, its better to be overly cautious by placing CO detectors in every room, floor, and hallway than suffering CO poisoning.



MO20



MO19

12.10 Amperage & Voltage:

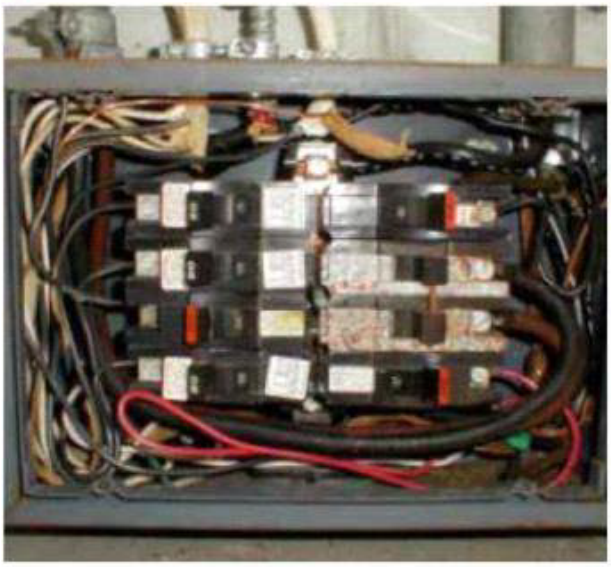
Federal Pacific - Service panel rating is approximately 60 amps. When a service panel rating is under 100 amps, an upgrade may be required if more or higher demand electric appliances are to be added. The system was standard at the time of construction and, unless otherwise noted, appears to be serviceable. Client should consult with a qualified electrician if this is a concern or if additions are planned. 120/240 volts.

12.11 General Electrical Comments:

There is a Federal Pacific Electric service panel in the home. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. In the inspectors opinion, we recommend replacing or upgrading the service panel.

Federal Pacific Electric Panels

Fact: There are millions of Federal Pacific circuit breaker panels currently being used in the U.S. Thousands of these electrical panels lead to electrical fires each year.



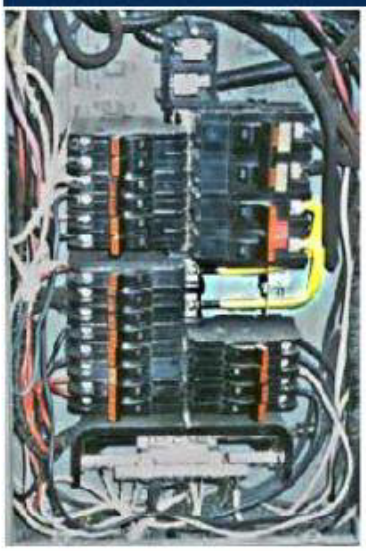
Federal Pacific Electric (FPE) panels do not meet today's current safety code standards. The Consumer Product Safety Commission (CPSC) found that the material used to make the breakers is sub-standard, which may prevent a breaker from effectively working. Thus, FPE breakers present a high risk for an electrical fire. Due to lack of funding the CPSC was unsuccessful in continuing their investigation to obtain enough information to recall the FPE panel, which allowed the defective panels to be placed in millions of homes and businesses. The solution to preventing an electrical fire is to replace FPE panels. Do you want to gamble with inadequate fire protection?

How is an electrical panel supposed to work?

- An electrical panel includes bus bars, which conduct a major current of electricity from incoming feeders.
- Circuit breakers connect to bus bars and safely distribute electricity throughout the facility.
- Each circuit breaker protects the electric current flowing to a specific appliance or outlet.
- The circuit breaker will trip (shut off) the flow of electricity if it senses that the current is overloaded or short-circuited.
- When a circuit breaker trips, it prevents the wiring from overheating and starting an electrical fire.

Why are Federal Pacific Electric panels so dangerous?

- FPE panels are known to be overcrowded with wires.
- Bus bars for several of the panels are spring mounted which can cause unstable connections.
- Circuit breakers within FPE panels could be turned on when in the down position. The design of some FPE panels makes it difficult to determine if breakers are off or on.
- Circuit breakers will often trip when removing dead front covers.
- In many instances, split-bus breakers do not comply with today's safety regulations.



- Connections between the bus bars and the circuit breakers may be loose due to fragile components that are easily damaged during installation. This can lead to arcing (spark), which could cause a fire.
- Circuit breakers are known to split easily when positioned into a FPE panel circuit breaker socket.
- Panels are frequently overcrowded from circuit breakers being jammed into their sockets.
- Circuit breakers are often compromised by a bus bar attempting to trip the circuit breaker but failing to disrupt the current. They are then reset, which causes a serious problem because the compromised circuit breaker will not trip when overloaded the next time.

Why do you need to worry?

It's been proven that FPE circuit breakers don't always trip when the current is overloaded or when there's a short-circuit present. This causes wires to overheat and can cause an electrical fire, thus, defeating the intended purpose of a circuit breaker. Unfortunately, unless a circuit breaker is overloaded or a short-circuit occurs, these panels could work effectively, allowing one to believe there's nothing wrong with their panel.

How to identify if you have FPE panels

- FPE panels were one of the most-used panels from the 1950s to the 1980s.
- Look for the Federal Pacific Electric name across the front of the panel or on the inside of the front cover.
- Look for the Stab-Lok logo on the electrical panel.
- Look for Stab-Lok circuit breakers inside. FPE Stab-Lok circuit breakers have a red strip across the circuit breaker.
- Other FPE panel circuit breaker colors could be completely black or a combination of black and orange.

Additional facts

- Homes require a lot more electricity than they used to; FPE panels aren't designed to maintain those higher levels of electricity.
- There have been several defects in the design and manufacturing of the panels.
- Replacing numerous circuit breakers within a FPE panel could cost more than replacing the entire unit.
- FPE was found cheating on UL testing to gain Underwriters Laboratories approval.

WATER HEATER:

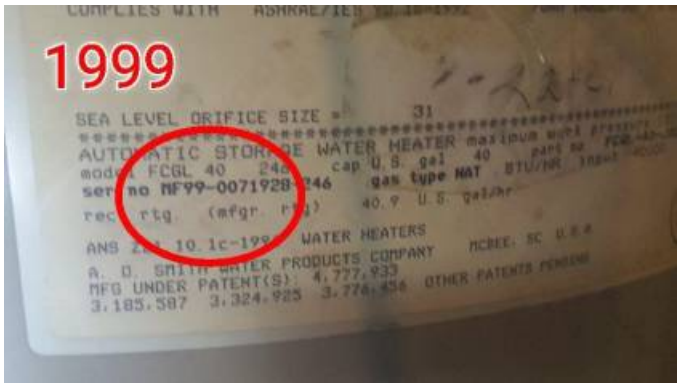
REPORT LIMITATIONS

Be advised that hot water heaters have a short 8-12 year lifespan depending on brand, budget for eventual age replacement. Set water temperature control no higher than 125 F degrees max at the faucets and 115 F degrees max at the shower heads to prevent scalding. Flushing your hot water heater is easy to overlook. But regularly flushing out your hot water heater is an important task. Getting rid of the gunk and mineral deposits that accumulate will help your hot water heater run more efficiently as well as prolong its life, saving you money in the long run. Depending on your model, aim to flush your hot water heater every one to three years.

Water Heater #1:

13.1 Brand:

Water heater is manufactured by A O Smith. The unit is a 1999 and is 23 years old.



13.2 Location:

The water heater is located in the basement.

13.3 Tank Capacity:

This home has a 40 gallon water heater.

13.4 Supply Lines:

Leaks and rust or corrosion were observed on the supply lines. Recommend review by a qualified plumber for repair or replacement, as needed.

13.5 Energy Source:

Inspector observed a GATE gas valve was on one or more appliance in the house. These types of valves are prone to leak and may require maintenance. Recommend a qualified HVAC contractor update with a modern ball valve as needed or when updating appliance.

13.6 Temperature & Pressure Relief Valve:

Serviceable

13.7 Burner:

Serviceable

Limited visual inspection only. Unable to inspect burner chamber due to closed system.

13.8 Water Heater Condition:

The water heater was tested and appeared to function properly at time of inspection.

In the inspectors opinion the water heating unit has exceeded its designed life expectancies. Typical life cycle of hot water heaters are 8-12 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

As part of your regular water heater maintenance schedule, flushing and draining your water heater at least once per year boosts the quality of water in your home. It could also save you money long-term, as you can prolong the life of your tank with maintenance.

13.9 Flue Venting:

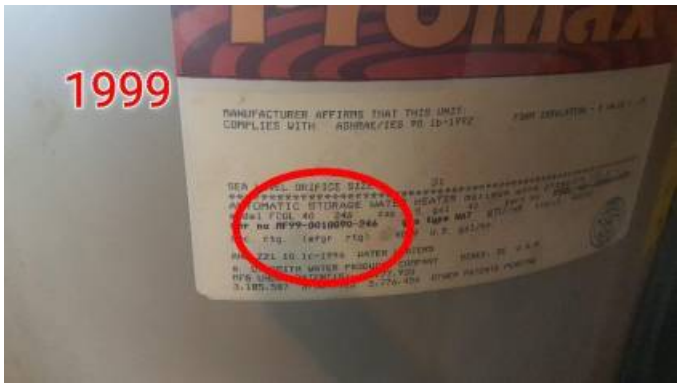
The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal.

Water Heater #2:

13.10 Brand:

Water heater is manufactured by A O Smith. The unit is a 1999 and is 23 years old.



13.11 Location:

The water heater is located in the basement.

13.12 Tank Capacity:

This home has a 40 gallon water heater.

13.13 Supply Lines:

Copper

Ground jumper cable not observed between hot and cold water lines, recommend installing jumper cable to insure proper grounding and safety.

13.14 Energy Source:

Inspector observed a GATE gas valve was on one or more appliance in the house. These types of valves are prone to leak and may require maintenance. Recommend a qualified HVAC contractor update with a modern ball valve as needed or when updating appliance.

13.15 Temperature & Pressure Relief Valve:

Serviceable

13.16 Burner:

Serviceable

Limited visual inspection only. Unable to inspect burner chamber due to closed system.

13.17 Water Heater Condition:

The water heater was tested and appeared to function properly at time of inspection.

In the inspectors opinion the water heating unit has exceeded its designed life expectancies. Typical life cycle of hot water heaters are 8-12 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

As part of your regular water heater maintenance schedule, flushing and draining your water heater at least once per year boosts the quality of water in your home. It could also save you money long-term, as you can prolong the life of your tank with maintenance.

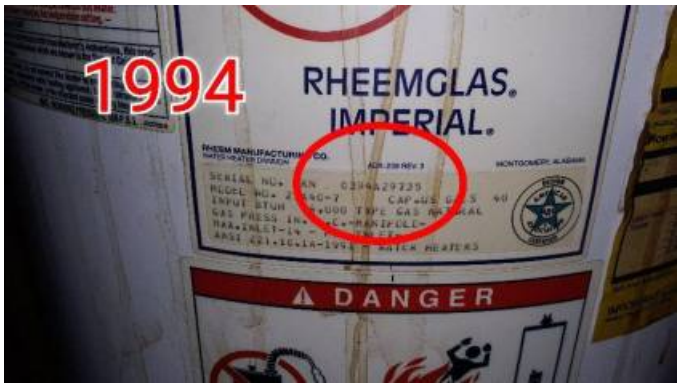
13.18 Flue Venting:

Disconnected vent pipes noted, this will allow products of combustion to escape. This is a "Safety Hazard" requiring attention by a qualified contractor for repairs/replacement as required to ensure safety.

Water Heater #3:

13.19 Brand:

Water heater is manufactured by Rheem. The unit is a 1994 and is 28 years old.



13.20 Location:

The water heater is located in the basement.

13.21 Tank Capacity:

This home has a 40 gallon water heater.

13.22 Supply Lines:

Copper

Ground jumper cable not observed between hot and cold water lines, recommend installing jumper cable to insure proper grounding and safety.

13.23 Energy Source:

Gas shut-off valve was observed near this appliance.

13.24 Temperature & Pressure Relief Valve:

Serviceable

13.25 Burner:

Flame roll-out observed, this is a safety concern. Recommend review by a qualified heating contractor for repair or replacement, as needed, prior to close.

Limited visual inspection only. Unable to inspect burner chamber due to closed system.

13.26 Water Heater Condition:

The water heater was tested and appeared to function properly at time of inspection.

In the inspectors opinion the water heating unit has exceeded its designed life expectancies. Typical life cycle of hot water heaters are 8-12 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

As part of your regular water heater maintenance schedule, flushing and draining your water heater at least once per year boosts the quality of water in your home. It could also save you money long-term, as you can prolong the life of your tank with maintenance.

13.27 Flue Venting:

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal.

Water Heater #4:

13.28 Brand:

Water heater is manufactured by Rheem. The unit is a 2001 and is 21 years old.

13.29 Location:

The water heater is located in the basement.

13.30 Tank Capacity:

This home has a 40 gallon water heater.

13.31 Supply Lines:

Copper

Corrosion observed; no leaks visible at time of inspection. Recommend review by a qualified plumber for repair or replacement as needed.

13.32 Energy Source:

Inspector observed a grease packed gas valve was on one or more appliance in the house. These types of valves are prone to leak and may require maintenance. Recommend a qualified HVAC contractor update with a modern ball valve as needed or when updating appliance.

13.33 Temperature & Pressure Relief Valve:

Serviceable

13.34 Burner:

Flame roll-out observed, this is a safety concern. Recommend review by a qualified

heating contractor for repair or replacement, as needed, prior to close.

Limited visual inspection only. Unable to inspect burner chamber due to closed system.

13.35 Water Heater Condition:

The water heater was tested and appeared to function properly at time of inspection.

In the inspectors opinion the water heating unit has exceeded its designed life expectancies. Typical life cycle of hot water heaters are 8-12 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

As part of your regular water heater maintenance schedule, flushing and draining your water heater at least once per year boosts the quality of water in your home. It could also save you money long-term, as you can prolong the life of your tank with maintenance.

13.36 Flue Venting:

Deteriorated seal at chimney and should be resealed for safety. Recommend review by a qualified contractor for repair or replacement, as needed, prior to close.

Water Heater #5:

13.37 Brand:

Water heater is manufactured by Rheem. The unit is a 1999 and is 23 years old.

13.38 Location:

The water heater is located in the basement.

13.39 Tank Capacity:

This home has a 40 gallon water heater.

13.40 Supply Lines:

Copper

Ground jumper cable not observed between hot and cold water lines, recommend installing jumper cable to insure proper grounding and safety.

13.41 Energy Source:

Gas shut-off valve was observed near this appliance.

13.42 Temperature & Pressure Relief Valve:

Serviceable

13.43 Burner:

Serviceable

Limited visual inspection only. Unable to inspect burner chamber due to closed system.

13.44 Water Heater Condition:

The water heater was tested and appeared to function properly at time of inspection.

In the inspectors opinion the water heating unit has exceeded its designed life expectancies. Typical life cycle of hot water heaters are 8-12 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

As part of your regular water heater maintenance schedule, flushing and draining your water heater at least once per year boosts the quality of water in your home. It could also save you money long-term, as you can prolong the life of your tank with maintenance.

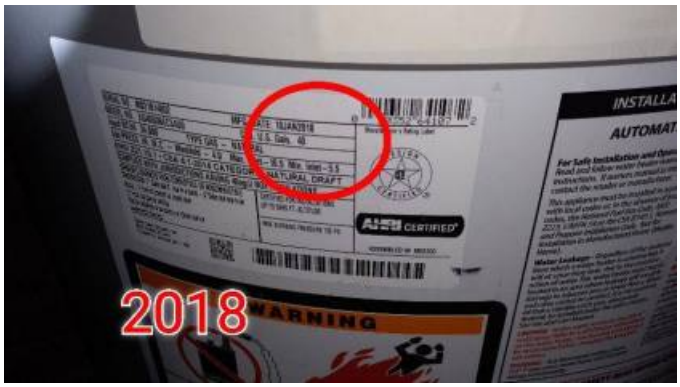
13.45 Flue Venting:

Deteriorated seal at chimney and should be resealed for safety. Recommend review by a qualified contractor for repair or replacement, as needed, prior to close.

Water Heater #6:

13.46 Brand:

Water heater is manufactured by Rheem. The unit is a 2018 and is 4 years old.



13.47 Location:

The water heater is located in the basement.

13.48 Tank Capacity:

This home has a 40 gallon water heater.

13.49 Supply Lines:

Copper

Ground jumper cable not observed between hot and cold water lines, recommend installing jumper cable to insure proper grounding and safety.

13.50 Energy Source:

Gas shut-off valve was observed near this appliance.

13.51 Temperature & Pressure Relief Valve:

Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required 3/4 inch discharge pipe on the temperature pressure relief valve to within six inches above the floor or to exterior of the building to ensure safety. If the valve were to activate while a person was nearby, that person could be badly scalded. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor. The TPR SHOULD NOT BE TESTED UNTIL A PROPER DISCHARGE PIPE HAS BEEN INSTALLED!

13.52 Burner:

Serviceable

Limited visual inspection only. Unable to inspect burner chamber due to closed system.

13.53 Water Heater Condition:

The water heater was tested and appeared to function properly at time of inspection.

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

As part of your regular water heater maintenance schedule, flushing and draining your water heater at least once per year boosts the quality of water in your home. It could also save you money long-term, as you can prolong the life of your tank with maintenance.

13.54 Flue Venting:

Deteriorated seal at chimney and should be resealed for safety. Recommend review by a qualified contractor for repair or replacement, as needed, prior to close.

PLUMBING SYSTEM

REPORT LIMITATIONS

Area public & private water supplies tend to have a high mineral content that is slightly corrosive to copper pipes, fittings, valves, boilers and hot water heaters. There is always a possibility of future leaks or blockages that did not exist at the time of inspection. You should inspect your plumbing system annually for greenish or whitish signs of corrosion and perform maintenance repairs as required. Expect future repair or replacement of faucet & toilet components through normal wear & tear. If your prospective older home has a remaining old steel service pipe, the future replacement will be your financial responsibility. The lifespan of old water service pipes is unpredictable but weak water pressure may be a telltale sign of needed age replacement.

Be advised that the main shut-off valve was not tested during the inspection as they often can develop maintenance leaks or upset the owner. You should test the valve if you buy the home. Be advised that well pumps have an average life expectancy of 10-12 years. E. Be advised that new homes now have 3/4" dia. water lines across the basement and 1/2" dia. piping leading to each fixture. Older 1/2" piping systems or brass of steel water piping are candidates for age replacement. Older homes may not have local shut-off valves, P-shaped traps and re-vent connections. While appropriate for an older home, such old plumbing will have to undergo required major updating to comply with current codes during any kitchen or bathroom remodeling.

Private waste disposal systems should be pumped out for general maintenance at least every three years to protect the leaching field. H. If your prospective new home has a "tankless coil" at the boiler for domestic hot water production, then updating the system by installing a modem "indirect water heater" is highly recommended to insure adequate hot water. I. NOTICE: Homes built before 1987 are likely to have 50:50 lead / tin soldered joints in the copper water pipes. Be advised that lead is a health hazard in high concentrations. There is a controversy that the old lead solder is not a problem as it has been coated by minerals within the pipes over the years that prevent the lead from leaching into the water. Be further advised that this argument may be correct but true lead content in the water supply is undetermined. If you have health concerns, then suggested options include: further testing of the solder for lead content, further testing of the water for lead content or replacement of all old lead soldered joints if present. J. If the home has a public sewage connection, then you should verify the disclosure with the local public waste disposal department.

Plumbing:

14.1 Shut Off Valve Location:

Main shut-off is located in basement. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.

14.2 Supply Lines:

Copper

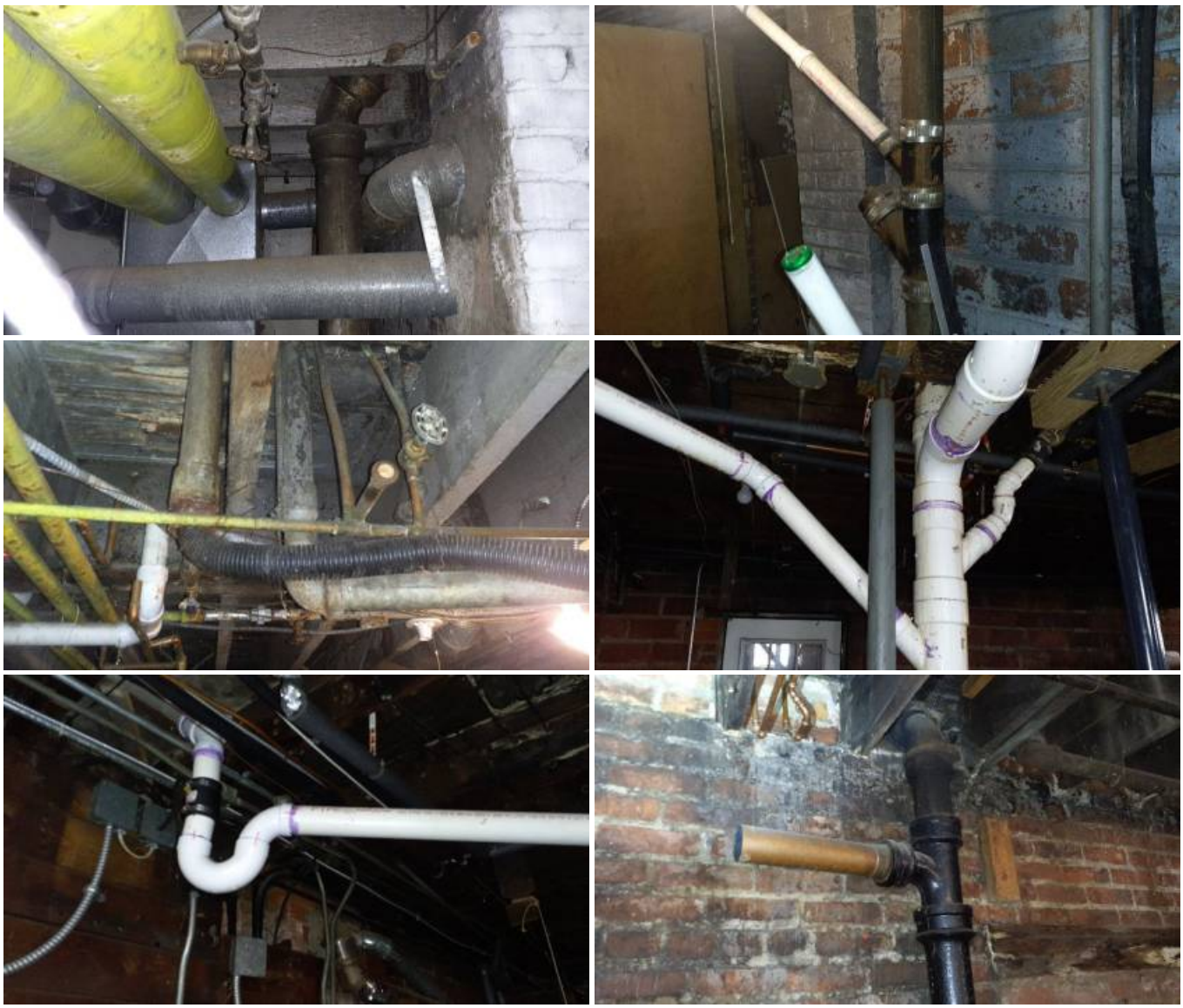
Galvanized. Galvanized water lines rust from the inside out and can become restricted over time. If low water flow is observed at plumbing fixtures, some restriction may have occurred. We suggest further review by a qualified plumber for repairs/replacement as needed to ensure proper water flow.

14.3 Drain Lines/Vent Pipes:

Drain lines are mostly original & will likely need ongoing maintenance and replacement. Older drains are more likely to be of poor material, have hidden damage, root problems or other blockage, which can affect drainage or increase risk of sewer gas escape. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

White PVC.

Galvanized lines rust from the inside out and can become restricted over time. We suggest further review by a qualified plumber if slow drainage is noticed for repairs or replacement as needed.



14.4 Waste Disposal System:

The waste disposal system appears to be connected to public sewer systems. This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system.

14.5 Water Supply System:

Water supply system appears to be public.

14.6 Plumbing Comments:

Water and gas distribution pipes in the home were a combination of half-inch or three quarter-inch galvanized steel. This may have been normal building material when the house was built, but should be updated as upgrades are made. These pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water and gas flow. These pipes may need to be replaced soon. The Inspector recommends you consult with a qualified contractor to discuss the necessity, options and costs for replacement.

BASEMENT

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a basement can promote wood decay, therefore basements should be adequately ventilated.

Basement:

15.1 Access:

Under bar.

15.2 Stairs:

Serviceable.

15.3 Floor:

Concrete

Underground drain observed. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.

This is a limited inspection due to the amount of personal property observed. Many areas were covered and the inspector was unable to view. Recommend contacting seller or review the Disclosure Statement regarding the condition of the covered areas.

15.4 Walls:

Block

Peeling paint observed, which is a possible sign of moisture. Recommend review of sellers disclosure statement or have reviewed prior to close.

This is a limited inspection due to the amount of personal property observed. Many areas were covered and the inspector was unable to view. Recommend contacting seller or review the Disclosure Statement regarding the condition of the covered areas.

15.5 Joists and Subfloor:

Serviceable, Convention wood framing.

15.6 Supports

Serviceable, Metal Posts

Supports added - Structural re-enforcements observed, unable to determine effectiveness of repairs, suggest consult sellers, qualified contractor or a structural engineer for additional information, prior to close.

15.7 Beams

Serviceable, Wood Beams

15.8 Windows Type:

Glass Block

15.9 Windows:

The windows and associated hardware in this room are all functional.

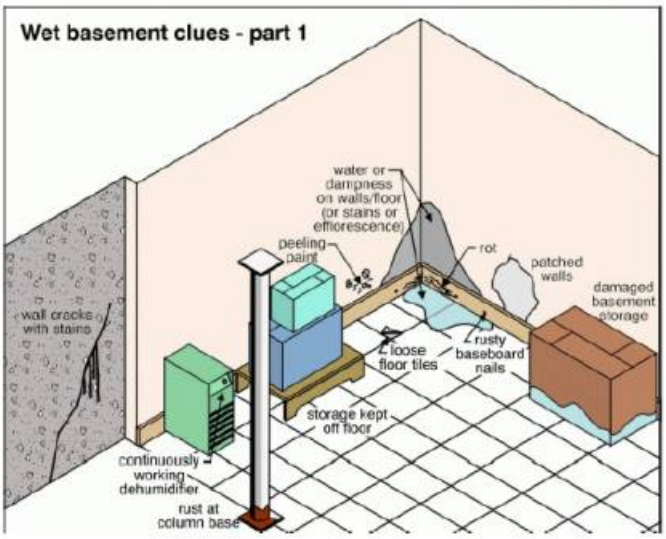
Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

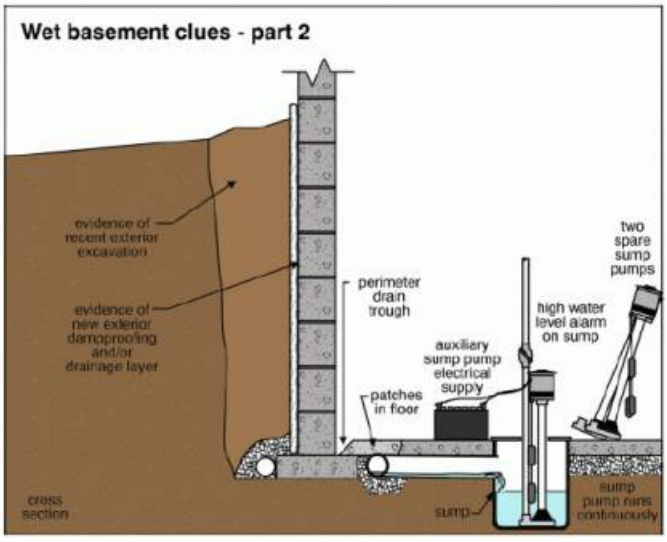
15.10 Basement Comments:

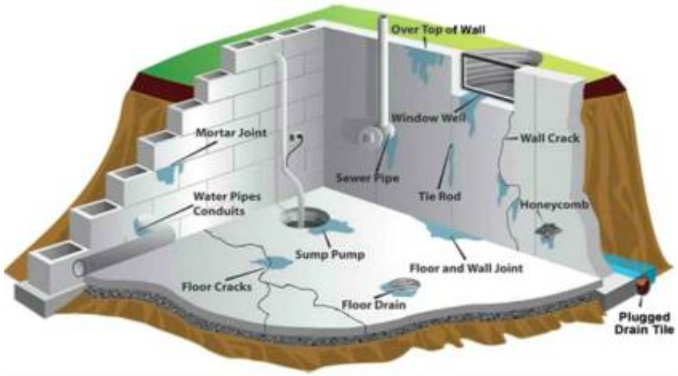
In effort to keep moisture at minimum levels on basements walls, recommend considering "Dry Locking" walls.

Recommend running a dehumidifier in basement to keep moisture at minimal levels.

Suggest keeping gutters clean to prevent spill over and avoid water pooling near the foundation which may cause elevated moisture in the basement. In addition, it's important to make sure the ground is property graded away from the foundation. Grading, in terms of the ground around the home, is the slope of the ground/soil around the foundation/perimeter of the home. Proper grading (or correct grading) is positive, or sloping away from the house. This is vital to ensure proper drainage of water away from the homes foundation.






Over Top of Wall
Window Well
Mortar Joint
Wall Crack
Sewer Pipe
Tie Rod
Water Pipes
Conduits
Honeycomb
Sump Pump
Floor and Wall Joint
Floor Cracks
Floor Drain
Plugged
Drain Tile

Basement #2:

15.11 Access:

Under Cleveland curiousty.




15.12 Floor:

Concrete

Underground drain observed. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.

Moisture present at the time of inspection. Recommend review by qualified professional for repair as needed.

15.13 Walls:

Block

Peeling paint observed, which is a possible sign of moisture. Recommend review of sellers disclosure statement or have reviewed prior to close.

Evidence of past water penetration observed. Recommend review sellers disclosure statement or have reviewed by qualified professional for repair as needed.

Moisture stains observed. An elevated level of moisture was detected using an electronic moisture meter. Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or mildew condition we suggest clean up be performed per EPA guidelines to correct the condition and that corrective measures be taken to limit moisture in the home.

The basement walls exhibited discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source of moisture be identified and the condition corrected.

Deteriorated mortar observed, suggest tuckpointing as needed to prevent further damage.

This is a limited inspection due to the amount of personal property observed. Many areas were covered and the inspector was unable to view. Recommend contacting seller or review the Disclosure Statement regarding the condition of the covered areas.







15.14 Joists and Subfloor:

Moisture damage observed. The extent of the damage could not be determined without

destructive analysis (maintenance and or repairs should be preformed). Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is water damage, there is the possibility of hidden mold growth. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or mildew condition we suggest clean-up be performed per EPA guidelines to correct the condition and that corrective measures be taken to limit moisture in the home.

15.15 Supports

Serviceable, Metal Posts

15.16 Beams

Serviceable, Wood Beams

15.17 Basement Comments:

Dead bird observed. Recommend removing dead bird.

In effort to keep moisture at minimum levels on basements walls, recommend considering

"Dry Locking" walls.

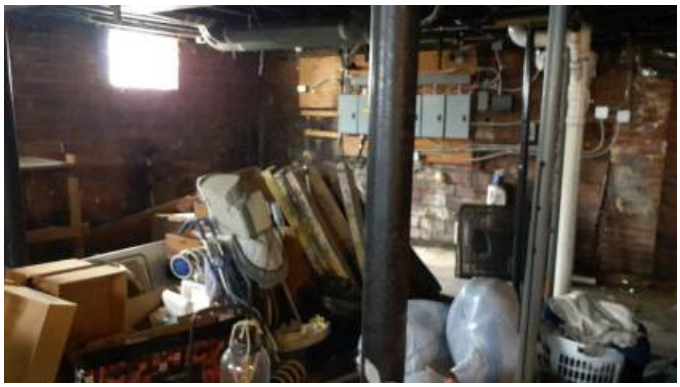
Recommend running a dehumidifier in basement to keep moisture at minimal levels.

Suggest keeping gutters clean to prevent spill over and avoid water pooling near the foundation which may cause elevated moisture in the basement. In addition, it's important to make sure the ground is property graded away from the foundation. Grading, in terms of the ground around the home, is the slope of the ground/soil around the foundation/perimeter of the home. Proper grading (or correct grading) is positive, or sloping away from the house. This is vital to ensure proper drainage of water away from the homes foundation.

Basement #3:

15.18 Access:

Under apartments.




15.19 Floor:

Concrete

Underground drain observed. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.

This is a limited inspection due to the amount of personal property observed. Many areas were covered and the inspector was unable to view. Recommend contacting seller or review the Disclosure Statement regarding the condition of the covered areas.

15.20 Walls:

Block

Efflorescence observed. This is a mineral deposit left behind from exterior water infiltration. Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues.

Evidence of past water penetration observed. Recommend review sellers disclosure statement or have reviewed by qualified professional for repair as needed.

Moisture stains observed. An elevated level of moisture was detected using an electronic moisture meter. Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or mildew condition we suggest clean up be performed per EPA guidelines to correct the condition and that corrective measures be taken to limit moisture in the home.

Deteriorated mortar observed, suggest tuckpointing as needed to prevent further damage.

This is a limited inspection due to the amount of personal property observed. Many areas were covered and the inspector was unable to view. Recommend contacting seller or review the Disclosure Statement regarding the condition of the covered areas.





15.21 Joists and Subfloor:

Floor joist are deteriorated, and dry rotted in areas, recommend review by qualified contractor or engineer to determine the structural integrity prior o close.

Moisture damage observed. The extent of the damage could not be determined without destructive analysis (maintenance and or repairs should be preformed). Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is water damage, there is the possibility of hidden mold growth. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or

mildew condition we suggest clean-up be performed per EPA guidelines to correct the condition and that corrective measures be taken to limit moisture in the home.





15.22 Supports

Serviceable, Metal Posts

Supports added - Structural re-enforcements observed, unable to determine effectiveness of repairs, suggest consult sellers, qualified contractor or a structural engineer for additional information, prior to close.

15.23 Beams

Serviceable, Wood Beams

15.24 Basement Comments:

In effort to keep moisture at minimum levels on basements walls, recommend considering "Dry Locking" walls.

Recommend running a dehumidifier in basement to keep moisture at minimal levels.

Suggest keeping gutters clean to prevent spill over and avoid water pooling near the foundation which may cause elevated moisture in the basement. In addition, it's important to make sure the ground is property graded away from the foundation. Grading, in terms of the ground around the home, is the slope of the ground/soil around the foundation/perimeter of the home. Proper grading (or correct grading) is positive, or sloping away from the house. This is vital to ensure proper drainage of water away from the homes foundation.

Basement #4:

15.25 Access:

Under barber shop and museum.





15.26 Stairs:

Under barber and museum.

15.27 Floor:

Concrete

Underground drain observed. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.

This is a limited inspection due to the amount of personal property observed. Many areas were covered and the inspector was unable to view. Recommend contacting seller or review the Disclosure Statement regarding the condition of the covered areas.

15.28 Walls:

Brick

Peeling paint observed, which is a possible sign of moisture. Recommend review of sellers disclosure statement or have reviewed prior to close.

Efflorescence observed. This is a mineral deposit left behind from exterior water infiltration. Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues.

Evidence of past water penetration observed. Recommend review sellers disclosure

statement or have reviewed by qualified professional for repair as needed.

The basement walls exhibited discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source of moisture be identified and the condition corrected.

15.29 Joists and Subfloor:

Serviceable, Convention wood framing.

15.30 Supports

Serviceable, Metal Posts

15.31 Beams

Serviceable, Wood Beams

15.32 Basement Comments:

In effort to keep moisture at minimum levels on basements walls, recommend considering "Dry Locking" walls.

Recommend running a dehumidifier in basement to keep moisture at minimal levels.

Suggest keeping gutters clean to prevent spill over and avoid water pooling near the foundation which may cause elevated moisture in the basement. In addition, it's important to make sure the ground is property graded away from the foundation. Grading, in terms of the ground around the home, is the slope of the ground/soil around the foundation/perimeter of the home. Proper grading (or correct grading) is positive, or sloping away from the house. This is vital to ensure proper drainage of water away from the homes foundation.