

Davis Inspection Services, LLC 2821 Palmerston Troy, MI 48084 Ric Davis, Inspector (248) 646-5219 DavisInsp@aol.com

CONFIDENTIAL INSPECTION REPORT



, MI

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Inspection Agreement

Inspector Name Richard Davis Company Name Davis Inspection Services, LLC

Client Name: Property Address: City, State: , MI

Davis Inspection Services, LLC agrees to conduct a visual inspection for the purpose of informing the client of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client. The written report will only include the following:

Structural condition, basement, electrical, plumbing, hot water heater, heating and air conditioning, kitchen, general interior, including ceilings, walls, windows, insulation and ventilation, general exterior, including roof, gutters, chimney, drainage, and grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled. Vegetation, stored items and furniture will not be moved. Maintenance and other items may be discussed but they are not part of our inspection. The Inspector will not perform any destructive testing or dismantling and will not move any personal property or furnishings. The Inspection also does not include latent or concealed defects, the possible presence or danger from any potentially harmful substance or environmental hazard, including but not limited to radon gas, lead paint, mold, asbestos, urea formaldehyde, electromagnetic waves, fiberglass, toxic or flammable chemicals, odors (including pet odors), and water or airborne hazards. Insect damage (e.g. caused by termites, carpenter ants, etc.) is often concealed and difficult to detect even if the damage is extensive, and insect damage, whether obvious or concealed, is excluded from the Inspection. Because there is a variance in building codes among different municipalities and among different ages of of homes, the Inspection does not address compliance with past or present governmental codes and regulations. The Inspection further does not include swimming pools, spas, saunas and hot tubs, including their structures, fixtures and equipment; wells, septic systems, public water and sewer systems, water softeners, and spiteners, security systems, garage door safety mechanisms; central vacuum systems; underground or concealed plumbing and electrical systems; and, systems and components not listed in the Report; unless separately contracted and paid for by the Client.

The parties agree that Davis Inspection Services, LLC and it's agents and employees, assume no liability or responsibility for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or any property damage, consequential damage or bodily injury in the future of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. DAVIS INSPECTION SERVICES, LLC IS NOT AN INSURER OF ANY INSPECTED CONDITIONS. The client agrees that inspections may reduce the risk associated with purchasing real estate but can not eliminate those risks.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

1) File

The client agrees that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration conducted by Construction Dispute Resolution Services, INC. The decision of the Arbitrator appointed there shall be final and binding and judgment on the award may be entered in any Court of competent jurisdiction. In the event that Davis Inspection Services, LLC and/or its agents or employees are found to be liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of Davis Inspection Services, LLC and/or its agents and/or employees shall be limited to a sum equal to the amount of twice the fee paid by the Client to Davis Inspection Services, LLC for the inspection and report.

Client and Davis Inspection Services, LLC agree that should a Court of competent jurisdiction determine and declare that any portion of this Agreement is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect. THE CLIENT AGREES THAT THEY HAVE THE RIGHT TO REVIEW THIS AGREEMENT WITH AN ATTORNEY BEFORE SIGNING. Acceptance and understanding of this agreement are hereby acknowledged:

Signature

Date: 02/13/2019

Inspection Agreement (Continued)

General Information

This building is being visually inspected in accordance with NAHI National Association of Home Inspectors Standards of Practice. The inspector will follow these standards of practice and code of ethics while performing this inspection and delivering you a written report. You can view these NAHI Standards of Practice and Code of Ethics at:

http://www.nahi.org/about-us/nahi-standards-of-practice-code-of-ethics/

This inspection and report is for the purpose of identifying visible major defects and deficiencies which might affect your decision whether to purchase. Although minor problems may be mentioned, this report does not attempt to list them all. You are urged to accompany the inspector during the inspection. Many things can be pointed out to you as to where things are and how they work. This report is a summary of the inspection. Many things may be verbalized regarding defects and deficiencies that may not be listed in the report. It is important that you understand what a visual inspection can tell you about the building and what it can't. Some problems can only become evident once you are living in the home. There are limitations as to what an inspector can find in a visual inspection. Since this is a visual inspection, the inspection is limited to accessible areas only. The inspector can not see into walls or does not perform technically exhaustive tests on equipment. Furniture and stored items will not be moved. The inspector does not lift carpets or large rugs. The inspection of these items will be inconclusive. No inspection is made by Davis Inspection Services, LLC to detect past or present insect boring activity or rot. We recommend that you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty. Environmental issues will not be part of this inspection. Determining the presence or condition of buried oil tanks is not part of this inspection. It is recommended that a qualified professional further evaluate the property to determine the presence and condition of buried oil tanks.

Throughout your report where the age of mechanicals, roofs, etc. is stated, the age is approximate. It is not possible to be exact regarding age, but an effort is made to be as accurate as possible based on the visual evidence available at the time of the inspection. When any item is reported to be acceptable it means that it should give generally satisfactory service within the limits of its age. This report in not a guaranty or warranty. A visual inspection cannot eliminate all of the risk in purchasing. You can purchase warranty programs that can insure you against failure of some of the major systems of the building. Buyers may overlook important information and warnings that were pointed out during the inspection. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice would have been followed.

SWIMMING POOLS & POOL EQUIPMENT, JACCUZZIS, HOT TUBS, SAUNAS, GREENHOUSES, DECORATING/COSMETICS, GENERATORS& SUPPLEMENTAL WIRING, DOCKS, SEAWALLS, INFESTATION OF ANIMALS & INSECTS, MOLD, LAWN SPRINKLER SYSTEMS, WELL AND PUMP, POOL HOUSE, EXTERIOR LIGHTING SYSTEMS, ENVIRONMENTAL ISSUES, OUTDOOR BARB-B-Q AND FUEL SUPPLY CONNECTIONS, FELINE AND OTHER PET URINE & OUT BUILDINGS/SHEDS ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is part of this report and incorporated herein. Anything not listed in this report has not been inspected. This report is a summary of the more detailed report that was discussed with you at the inspection site. It is sometimes possible for clerical errors to occur. If this written report does not appear to coincide with the on site verbal report you received, or it appears to be significantly different in some areas please notify us. Prior to closing you should check any currently not visible areas for problems and address them at that time. Please read the REMARKS printed on each page and call us at (248) 646-5219 for an explanation of any part of this report which you do not fully understand. THANK YOU FOR USING OUR SERVICE!

Client Information

Client Name

Property Information

Property Address City State MI Date Of Inspection: 02/13/2019

Inspection Company

Inspector Name Richard Davis Company Name Davis Inspection Services, LLC Address 2821 Palmerston City Troy State MI Zip 48084

General Information (Continued)

Phone (248) 646-5219 E-Mail DavisInsp@aol.com

Conditions

Others Present Other inspector, Clients Representative Estimated Age 1980's Building Type 2 Commercial Buildings On One Lot Sewage Disposal Public How Verified Client Water Source Public How Verified Client Temperature 55-65 Degrees Weather Sunny Soil Conditions Damp Property Address Gas/Oil On Yes Water On Yes Electric On Yes Property Address Gas/Oil On No Water On No Electric On No Start Time 11:00 AM End Time 3:00 PM

Receipt

Client Name Property Address City State MI

Date Of Service(s): 02/13/2019

Type Of Service(s) Provided: Visual commercial inspection

Payment Type: Check

Balance Due: \$3760

Thank You For Using Our Service!

Definitions

The inspection and report are not intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. Davis Inspection Services, LLC is not an insurer of any inspected conditions. There are warranty programs which can be obtained from independent companies to insure you against failure of some of the major systems in the building. The report reflects the conditions and operations of items the day of the inspection only. Remember that all mechanical items are prone to unpredictable failures. We strongly recommend that you investigate any insurance claims that may have been made against this property. Claims made can reveal clues of past damage that has occurred to the property that have since been repaired or concealed that may affect the property or your ability to insure it.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. The complete function or operation could not be determined. Inspection of these items should be considered incomplete.
Marginal	Item is not fully functional and requires repair or servicing. Item may be operational but is approaching or has reached life expectancy. Repairs or replacement should be expected.
Defective	Item needs immediate repair or replacement. The item is unable to perform its intended function, failing or presents a safety hazard. These items should not be ignored in that they can lead to more property damage and problems or life safety issues.
Not Applicable	Does not apply

Structure

The inspection of the structure will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. The finished areas of the basement conceal the foundation walls and floor structure from evaluation.

Galvanized hangers/connectors/gusset plates in contact with treated wood may corrode and fail. It is recommended that additional testing by a qualified professional be done to determine structural integrity.

Structural defects and deficiencies can not always be determined in a one time visit to the building. Indications of structural defects and deficiencies, if present, can be concealed behind furniture, finished areas or storage. Any structural issues pointed out during this inspection should be further evaluated by a qualified professional to determine the extent and cost for repairs that may be required before completing the purchase.

Structure Type 1 Story Commercial

Acceptable
 Acceptable
 Not Inspected
 Acceptable
 Foundation: Unknown
 Finished floors and grade cover foundation and conceal from evaluation
 Floor Structure: Concrete
 Finished floors cover slab and conceal from evaluation at some areas
 Acceptable
 Acceptable
 Acceptable
 Acceptable
 Stairs/Handrails: Concrete and metal

Structure

The inspection of the structure will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. The finished areas of the basement conceal the foundation walls and floor structure from evaluation.

Galvanized hangers/connectors/gusset plates in contact with treated wood may corrode and fail. It is recommended that additional testing by a qualified professional be done to determine structural integrity.

Structural defects and deficiencies can not always be determined in a one time visit to the building. Indications of structural defects and deficiencies, if present, can be concealed behind furniture, finished areas or storage. Any structural issues pointed out during this inspection should be further evaluated by a qualified professional to determine the extent and cost for repairs that may be required before completing the purchase.

Structure Type 1 Story Commercial

Acceptable	Overview: Building #2
Acceptable	Differential Movement: Normal for age
Not Inspected	Foundation: Unknown Finished floors and grade cover foundation and conceal from evaluation
Acceptable	Floor Structure: Concrete Finished floors cover slab and conceal from evaluation at some areas
Acceptable	Roof Structure: Wood Some areas not visible
Acceptable	Stairs/Handrails: Concrete and metal

Roof

The roof inspection will be of readily accessible areas and is limited to visual observations of apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled.

Flat or low pitched roof leaks are common in this climate. Expect them. The inspector will make all attempts to walk the surface of the roof providing that is safe to do so. Steep pitch, snow, ice, frost, dew or water may prevent safe access to the roof surface. Lack of access to the roof surface may limit the complete evaluation of the roof. If the roof is not fully accessed the roof inspection should be considered not completed. It is strongly recommended that you get the roof further evaluated before closing. Some roofing materials may be damaged by surface walking and are only evaluated from the ground, from windows or with binoculars. If the roof has a gravel covering evaluation is limited. Leaking or potential to leak is difficult to detect unless the gravel is removed exposing the roofing material below. Roof penetrations and valleys are particularly vulnerable to leaks. Keep these areas properly sealed to reduce the risk of leaks. Flat capped chimneys have a history of problems. This type of chimney is prone to leak, expect it. The leaks can rot out a chase without any visible clues. It is important that you periodically have a qualified professional inspect these types of chimneys and take corrective actions as soon as leaks are detected.

When the report indicates that the roof is "acceptable", that means acceptable for its age and general usefulness. A roof which is stated to be acceptable may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt or fiberglass shingle roofs have a normal life of 15-20 Yrs. Rolled roofing may last only 5-10 Yrs. A built-up type roof normally lasts 15-20 years, if they drain properly. If there is standing water on the roof the rate of deterioration is doubled. Wood shingles and shakes can last up to 30-45 years if properly maintained. Slate roofs should last 30-75 years depending on the grade of slate. Metal roofs can last a very long time providing the surface is properly maintained. Clay tile roof should last 30-50 Yrs. Multiple layers can as much as double the deterioration rate. If no water and ice shield protection has been installed expect ice damming leaks and damage.

TV ANTENNAS AND SOLAR COLLECTORS ARE BEYOND THE SCOPE OF THIS INSPECTION. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL IN THAT FIELD.

 Building #1 Roof Surface

 Method of Inspection: Surface walk

 Type: Gable

 Approximate Age: Newer

 Marginal
 Roof Surface Composite

 Marginal
 Flashing: Metal

 Lifted areas vulnerable to leaks, Secure and seal to reduce leak risk.

	Roof (Continued)		
Marginal	Gutters: Aluminum Install down spout extensions to improve exterior water control and reduce the risk of water leakage around foundation, Gutters have negative flow and are holding water. Monitor and repair or replace as needed.		
Building #2 R	loof Surface		
Method of Ins	pection: Surface walk		
Type: Flat, Ga	ble		
Approximate /	Age: Newer		
Marginal	Roof Surface Composite, Membrane Flat roofs prone to leak expect it, Misaligned shingles, Pooled water noted on some areas of flat roofs which may lead to leakage. Gravel loss, Exposed matting, Monitor for leaks repair as needed.		
Marginal	Flashing: Metal Some areas open and vulnerable to leaks, Lifted areas vulnerable to leaks, Secure and seal to reduce leak risk.		
Marginal	Gutters: Aluminum Need cleaning, Install down spout extensions to improve exterior water control and reduce the risk of water leakage around foundation, Gutters have negative flow and are holding water.		
Roof Top Chi	mney		
Marginal	Chimney: Metal pipe Building #1 Tar observed around base of unit suggesting past leakage issues, monitor and repair as needed.		
Roof Top Bui	Iding #2 Chimney		
Marginal	Chimney: Metal pipe Tar observed around base of unit suggesting past leakage issues, monitor and repair as needed.		

Exterior

The inspection of the exterior surfaces and components will be of the readily accessible areas and is limited to visual observations of apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

The installation and type of siding materials does not eliminate the risk of water intrusion. All sidings can leak if not properly maintained. Periodic maintenance may be required to reduce the risk of leaks which may include but not be limited to sealing all exterior siding penetrations or the siding material itself. All areas where joints are located should be caulked regularly to reduce the risk of water intrusion and damage. No siding material should be considered maintenance free. The inspector can not see inside walls to determine if water intrusion has occurred or if damage has resulted as a result of any intrusion. Exterior siding may be concealing defects not visible during a visual inspection.

Hardboard, Composite, Stucco and EIFS (exterior insulated foam siding) type sidings have proven to be disastrous as far as performance. These types of siding have a history of failures that can cause additional damage to other systems and structure of the building. These types of siding require that the siding is installed strictly to the manufacturers specifications. The maintenance must be strict and timely to reduce the risk of failures. Water and weather exposure will cause these products to fail. Class actions suits have been filed nationally but may not cover the costs associated with repairing or replacing the siding and the damages failure can cause. If this building has these type sidings a potentially costly deficiency may exist. It is strongly recommended that you get closure regarding this matter.

SWIMMING POOLS & POOL EQUIPMENT, JACCUZZIS, HOT TUBS, SAUNAS, GREENHOUSES, DECORATING/COSMETICS, GENERATORS& SUPPLEMENTAL WIRING, DOCKS, SEAWALLS, INFESTATION OF ANIMALS & INSECTS, MOLD, LAWN SPRINKLER SYSTEMS, WELL AND PUMP, POOL HOUSE, EXTERIOR LIGHTING SYSTEMS, ENVIRONMENTAL ISSUES, OUTDOOR BARB-B-Q AND FUEL SUPPLY CONNECTIONS, & OUT BUILDINGS/SHEDS ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

Marginal	Overview: Building #1 Areas open and vulnerable to water infiltration, Deteriorated and open mortar,
-	Caulking defects, Loose trim, Broken window seals, Damaged siding, Open mortar joints
Marginal	Vulnerable to Water Infiltration? Yes, Seal all exterior areas vulnerable to water intrusion
Marginal	Trim: Vinyl, Aluminum Loose, Open areas vulnerable to water intrusion, Caulking defects, Damaged areas
Marginal	Siding Vinyl, Block, Tile Loose, Penetrations, Areas vulnerable to water intrusion, Caulking defects that
	present opportunities for water intrusion, Missing tiles, Deteriorated mortar, Damaged siding, Damaged siding
Marginal	Entry Doors: Metal, Glass Poor weather seals

Exterior (Continued)

Marginal Marginal Windows: Metal framed Broken seals, Caulk defects, Older windows past expected life Exterior Lighting: Surface mount, Pole lights Some lights not working

Exterior

The inspection of the exterior surfaces and components will be of the readily accessible areas and is limited to visual observations of apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

The installation and type of siding materials does not eliminate the risk of water intrusion. All sidings can leak if not properly maintained. Periodic maintenance may be required to reduce the risk of leaks which may include but not be limited to sealing all exterior siding penetrations or the siding material itself. All areas where joints are located should be caulked regularly to reduce the risk of water intrusion and damage. No siding material should be considered maintenance free. The inspector can not see inside walls to determine if water intrusion has occurred or if damage has resulted as a result of any intrusion. Exterior siding may be concealing defects not visible during a visual inspection.

Hardboard, Composite, Stucco and EIFS (exterior insulated foam siding) type sidings have proven to be disastrous as far as performance. These types of siding have a history of failures that can cause additional damage to other systems and structure of the building. These types of siding require that the siding is installed strictly to the manufacturers specifications. The maintenance must be strict and timely to reduce the risk of failures. Water and weather exposure will cause these products to fail. Class actions suits have been filed nationally but may not cover the costs associated with repairing or replacing the siding and the damages failure can cause. If this building has these type sidings a potentially costly deficiency may exist. It is strongly recommended that you get closure regarding this matter.

SWIMMING POOLS & POOL EQUIPMENT, JACCUZZIS, HOT TUBS, SAUNAS, GREENHOUSES, DECORATING/COSMETICS, GENERATORS& SUPPLEMENTAL WIRING, DOCKS, SEAWALLS, INFESTATION OF ANIMALS & INSECTS, MOLD, LAWN SPRINKLER SYSTEMS, WELL AND PUMP, POOL HOUSE, EXTERIOR LIGHTING SYSTEMS, ENVIRONMENTAL ISSUES, OUTDOOR BARB-B-Q AND FUEL SUPPLY CONNECTIONS, & OUT BUILDINGS/SHEDS ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

Marginal Overview: Building #2 Areas open and vulnerable to water infiltration, Deteriorated and open mortar, Caulking defects, Loose trim, Broken window seals, Missing trim at some locations, Damaged siding, Open mortar joints

- Marginal Vulnerable to Water Infiltration? Yes, Seal all exterior areas vulnerable to water intrusion Marginal Trim: Vinyl, Aluminum Loose, Missing at some locations, Open areas vulnerable to water intrusion, Caulking defects, Damaged areas
- Marginal Siding Vinyl, Block, Tile Loose, Penetrations, Areas vulnerable to water intrusion, Caulking defects that present opportunities for water intrusion, Missing tiles, Deteriorated mortar, Damaged siding
- Marginal Entry Doors: Metal, Glass Poor weather seals
- Marginal Windows: Metal framed Broken seals, Caulk defects, Older windows past expected life
- Marginal Exterior Lighting: Surface mount, Pole lights Missing electrical cover at west pole light, Some lights not working

Lots and Grounds

The inspection of the lots and grounds will be of readily accessible areas and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection. The presence of buried fuel storage tanks is beyond the scope of this inspection. A qualified professional should further evaluate the property for the presence of any buried fuel storage tanks. No equipment or measuring devices are used to determine water drainage from the property or the potential for drainage from adjacent property to this property. The geological characteristics of soil or potential environmental conditions on or affecting this property are beyond the scope of this inspection. The evaluation of the potential for flooding or a high water table on this property is beyond the scope of this inspection. If the grounds are snow covered the lots and grounds portion of this inspection should be considered incomplete.

Defects and deficiencies to the grade can cause water problems to to the building. Roof and surface water must be controlled to maintain a dry basement. Properly functioning gutters with extensions discharging water away from the building will help. A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation wall is recommended. Any defects to the grade should be corrected to reduce the risk of water problems and damage.

Steps should have handrails and porches or decks should have railings to reduce safety risks. Deck or balcony joist/ledger connections in contact with treated wood may corrode and fail. The joist/ledger connections on all wood decks/balconies should be further evaluated and tested by a qualified professional to determine structural integrity.

DETERMINING THE PRESENCE OF BURIED FUEL STORAGE TANKS OR OTHER ENVIRONMENTAL ISSUES AND PROPERTY WATER DRAINAGE IS BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL IN THAT FIELD.

Defective	Overview: Poor exterior water control expect basement water, Large trees too close to building may cause
	damage, Large trees on lot may cause root damage to drains, Trip hazards at sidewalk, Deteriorated steps,
	Cracked steps, Inconsistent risers at steps presenting trip hazards, Cracked entry landings, Cracked and
	deteriorated asphalt parking lot, Parking lot drain basins appear to be failing with some repairs evident, expect
	drain basin repairs, Cracked and deteriorated concrete driveway, Trip hazards on parking lot surfaces, Expect
	repairs and replacement of parking lot areas and driveway, Poor drainage at A/C unit platforms, Lower
	concrete slabs where A/C units are installed may pool water, Lower areas around the building may pool water,
	insufficient drainage
Defective	Driveway: Concrete Damaged or deteriorated, recommend estimate for repair or replacement by a licensed
	contractor, Heavy cracks in surface, Heaves in concrete causing trip hazard
Defective	Parking Lot: Asphalt Damaged or deteriorated, recommend estimate for repair or replacement by a licensed
	contractor, Heavy cracks in surface, Heaves in surface causing trip hazards, Uneven settling, Evidence
	suggesting failing drain basins, Expect to replace
Defective	Walks: Concrete Ditted and chipped, Damaged or deteriorated, recommend estimate for repair or
	replacement by a licensed contractor, Cracked, Heaved, Trip hazard
Defective	Steps/Stoops: Concrete Damaged or deteriorated, recommend estimate for repair or replacement by a
	licensed contractor, Inconsistent riser is a trip hazard, Cracks at mortar joints
Marginal	Porch(s): Concrete Cracked areas noted
Defective	Grading: Negative slope Grading has negative slope and water is pooling against the foundation. Improper
	soil slope towards foundation, recommend the addition of fill dirt to improve grade, Lower areas and A/C
	platforms have poor drainage and appear to be pooling water, Drains at these platforms appear to have been
	backing up, Have drain lines further evaluated and repair or replace as needed
Marginal	Vegetation: Trees, Shrubs Tree limbs over hang the roof and should be cut back, Tree planted too near the
	foundation and roots may cause damage to the foundation, Trees planted too close to structure, removal may
	be required, Large tree removed from lot may have caused root damage to drains, Have drain lines scoped with
	a camera to determine condition
Marginal	Retaining Wall(s): Wood, Concrete Rotted wood, Displacement noted

Air Conditioning

The inspection of the air conditioning unit(s) will be of readily accessible areas and is limited to the visual observations of the apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Window units are not tested or evaluated. Units that are covered will not be uncovered and tested. Breakers or fuses in the off position will prevent testing of the unit. If the power is shut off to this unit the inspection should be considered incomplete. It is strongly recommended that you get closure regarding this system.

The major components of an air conditioning unit are the compressor and the condensing coil. The life expectancy of a compressor in this climate is 8-12 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation. A/C units can be damaged if operated when the temperature has not been above 65 degrees for the previous 24 hour period. A/C units are mechanical devices subject to unpredictable failures. Do not completely cover the outside compressor units for winter or moisture will be trapped inside and rust may occur.

COOLING DISTRIBUTION AND EFFICIENCY IS BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

Building #1 Unit #1 AC System -----Type: Central A/C Capacity: Not listed Defective A/C System Operation: Not Tested Unit is past manufacturers expected life, Dented and damaged chassis, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Expect to replace unit in the near future. Defective Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Missing insulation, A qualified air conditioning contractor is recommended to evaluate and estimate repairs. **Electrical Disconnect:** Near unit Acceptable Building #1 Unit #2 AC System -Type: Central A/C Capacity: Not listed Defective A/C System Operation: Not Tested The unit is currently in service beyond the manufactures stated design life, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. Rusting chassis on exterior unit, A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Expect to replace unit in the near future. Defective Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Deficient insulation at some areas on line, Replace insulation for better efficiency. **Electrical Disconnect:** Near unit Acceptable Building #1 Unit #3 AC System -Type: Central A/C Capacity: Not listed Defective A/C System Operation: Not Tested The unit is currently in service beyond the manufactures stated design life, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. Damaged fins, A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Expect to replace unit in the near future. Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Deficient insulation at some Defective areas on line, Replace insulation for better efficiency. Acceptable Electrical Disconnect: Near unit Building #1 Unit#4 AC System -Type: Central A/C Capacity: Not listed Defective A/C System Operation: Not Tested The unit is currently in service beyond the manufactures stated design life, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. Deteriorated fins, Dirty fins, Rusting chassis on exterior unit, A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Expect to replace unit in the near future.

	Air Conditioning (Continued)
Defective	Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Deficient insulation at some areas on line, Replace insulation for better efficiency
Defective	Electrical Disconnect: Near unit Damaged conduit, Exposed wiring. Recommend evaluation by a licensed electrician
Building #1 U	nit #5 AC System
Type: Central	A/C
Capacity: 3 To	n
Defective	A/C System Operation: Not Tested The unit is currently in service beyond the manufactures stated design life, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Expect to replace unit in the near future.
Defective	Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Deficient insulation at some areas on line, Replace insulation for better efficiency.
Acceptable	Electrical Disconnect: Near unit
Building #1 U	nit #6 AC System
Type: Central	A/C
Capacity: 3 To	n
Defective	A/C System Operation: Not Tested The unit is currently in service beyond the manufactures stated design life, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Rusting chassis on exterior unit, Damaged fins, Expect to replace unit in the near future.
Defective	Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Deficient insulation at some areas on line, Replace insulation for better efficiency.
Defective	Electrical Disconnect: Near unit Damaged conduit, Wiring exposed, Recommend evaluation by a licensed electrician.

Basement

The inspection of the basement will be of readily accessible areas and is limited to visual observations of apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled. Any finished areas of the basement conceal the foundation walls and floor structure from evaluation. If access is restricted the inspection should be considered incomplete. It is strongly recommended that you get closure regarding this system.

Experience shows that there are two kinds of basements; basements that leak and basements that are going to leak. The risk of leakage can be influenced by several conditions, exterior water control away from the foundation wall being most significant. Seepage that occurs a couple of times a year may not be considered a problem worth the expense of waterproofing. Waterproofing should be considered a last resort once all other options for remedy of the water problem have been exhausted. When water proofing types of repairs are noted, it is suggested that you get closure from the previous home owner regarding these repairs. The source of water that was originally was getting into the basement may not have been addressed with these types of repairs. You should find out if there is a transferable warranty that can protect you in the event that these repairs fail. Your report will still reflect that there was a water problem and that there is a high risk of future water problems in the basement because these types of repairs can be unreliable in eliminating water problems indefinitely.

Experience indicates that a finished basement provides a higher risk of mold, especially if the basement is damp and is finished with materials that are a food source for mold. If the basement is finished with materials that are not specifically treated to inhibit mold growth, the basement should be considered a higher risk for mold problems. The more potential for water or dampness, the more risk for mold exists.

Reduction of basement dampness or water, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending down-spouts to discharge some distance from the building; and re-grading within 5 feet of the building so that the slope goes away from the building rather than toward it. A minimum recommended slope away from the building is a 5-inch drop over a 5 foot distance (one inch per foot). Dehumidifier(s) may help as well. The dryer the basement the less risk for mold.

Building #2 Basement -

Defective

Vulnerable to Water Infiltration? Yes, Correct exterior water control to reduce risk of basement water, Monitor cracks for leaks and repair as needed, Evidence suggesting past drain back ups, have the drain lines further evaluated with a camera, A system has been installed to divert water infiltrating into the basement to an

Basement (Continued)

Vulnerable to Water Infiltration? (continued)

	interior drain system and sump, Recommend running a dehumidifier in this basement to reduce humidity and
	risk of mold Evidence suggesting past water infiltration to the basement. Mold like growth found suggesting
	in filter time the second provide and second for a second
	water infiltration, have the basement further evaluated for scope of work and cost to correct problems
Defective	Overview: Evidence of water intrusion expect future problems, Expect water in basement due to poor exterior
	water control, Mold like odors noted, Efflorescence noted suggesting water leakage, Water stains noted on
	floor suggesting basement leakage, Evidence of water a diversion system, Ask owner what repairs were done
	and what kind of warranty applies, Mold like growth noted on drywall, Mold like growth found that may just
	be the tip of the iceberg, mold may exist in areas that are not visible and home should be tested further
Not Inspected	Unable to Inspect: Some areas Foundation walls not visible where wall are finished
Marginal	Floor Drain(s): Surface drain Evidence suggesting past drain backups, Drains should be further evaluated
	with a camera for repair or replacement needs
Defective	Sump Pump(s): Submerged Dry crock noted at east side of basement, this may cause the sump pump to
	seize up from not being used, Recommend installation of water-powered or battery powered back-up sump
	pump to protect basement finishes. Pumps were Inoperative at time of inspection due to no power

Plumbing

The inspection of the plumbing will be of the readily accessible areas and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled. If the water is shut off to this building, the inspection of the plumbing system and it's components should be considered incomplete. It is strongly recommended that you get closure regarding this system.

Drain pipes on older buildings are subject to damage from tree roots or other exterior conditions. The drain lines are buried in the ground and therefore not possible for the inspector to evaluate during this visual inspection. Any home that has large trees on the property or that is over 20 years old has an increased risk of drain line problems. Any building that meets this criteria should have the drain lines further evaluated by a qualified professional. Any original galvanized plumbing would be considered past expected life, expect failures. Lead water feeds should be considered a high risk for failures and potentially a health risk. PB/PEX pipes have a history of failures if not properly installed and should be considered a repair or replacement item. Water heaters have a life expectancy of 8-12 years. A 30 gallon water heater should be sufficient for a 3-5 person household. A 40 gallon water heater should serve 4-6 people. A 50 gallon water heater should serve 5-8 people.

Shut off and drain all exterior hose bib's for the winter to reduce the risk of pipes bursting from water freeze. Hose bib's will not be tested in the winter.

WELL & PUMP, SEPTIC SYSTEMS AND WATER SOFTENERS & CONNECTIONS TO THESE ITEMS AND CONCEALED WASTE LINES AND SUPPLY LINES ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

Marginal	Overview: Building #1, Evidence of past leaks
Acceptable	Main Supply: Copper
Acceptable	Supply Lines: Copper
Marginal	Drain Lines: PVC Evidence of past leaks, Have drain lines scoped with a camera to determine condition
-	and potential for damage from the tree roots
Acceptable	Gas Supply Lines: Cast iron

Building #1 Water Heater -

Type: Natural gas Capacity: 6 Gal. Approximate Age: Newer

Water Heater Operation: Functional at time of inspection Acceptable Defective TPRV and Drain Tube: N/A Missing drain tube

Plumbing

The inspection of the plumbing will be of the readily accessible areas and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled. If the water is shut off to this building, the inspection of the plumbing system and it's components should be considered incomplete. It is strongly recommended that you get closure regarding this system.

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Shut off and drain all exterior hose bib's for the winter to reduce the risk of pipes bursting from water freeze. Hose bib's will not be tested in the winter.

WELL & PUMP, SEPTIC SYSTEMS AND WATER SOFTENERS & CONNECTIONS TO THESE ITEMS AND CONCEALED WASTE LINES AND SUPPLY LINES ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

MarginalOverview: Building #2AcceptableMain Supply: CopperAcceptableMain Water Shutoff: BasementNot InspectedSupply Lines: CopperNot InspectedDrain Lines: PVCAcceptableGas Supply Lines: Cast ironBuilding #2Water Heater

Type: Natural gas Capacity: Unknown Approximate Age: Middle of life cycle

Not Inspected Water Heater Operation: Not functional at time of inspection Water shut off to building

Heating System

The inspection of the heating system(s) will be of the readily accessible areas and is limited to visual observations of the apparent conditions at the time of the inspection only. No equipment or testing device will be used to test the unit(s). The unit can not be operated with an exterior temperature above 80 degrees. Latent and concealed defects and deficiencies are excluded from this inspection; equipment, items and systems will not be dismantled. If the gas is shut off to this unit it is impossible to complete the evaluation. It is strongly recommended that you have a qualified professional perform a technically exhaustive evaluation on the equipment. Efficiency/adequacy of heat distribution throughout the building including proper air return to the heating system is beyond the scope of this inspection.

The heat exchanger(s) are not inspected during this visual inspection. Dismantling the furnaces is necessary to fully inspect the heat exchanger(s), which is beyond the scope of this inspection. We strongly recommend that a qualified professional further evaluate the heat exchanger(s) before you proceed with the purchase of this building. The life expectancy of GFA type furnaces is 15-20 years. Boilers may last a bit longer. Heating systems are mechanical devices subject to unpredictable failures. Any system over 5 years old should be serviced each year before using.

The extent of the heating system inspection is to verify only that the system went on (if possible) and cycled properly. Geo Thermal systems and related equipment require a technically exhaustive inspection by a qualified professional who specializes in these types of heating systems. Heat pumps have proven to be inefficient in this climate.

THE HEAT EXCHANGER AND HEAT DISTRIBUTION EFFICIENCY IS BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THIS ITEM EVALUATED BY A QUALIFIED PROFESSIONAL IN THAT FIELD.

Heating System (Continued)

Building #1 Unit #1 Heating System -----

Type: Forced air Capacity: 137,000 BTUHR Fuel Type: Natural gas

Defective Overview: Furnace existing beyond design life, Heat exchanger rusting, Evidence suggesting flue leaks, Evidence of past condensation pan leaks, Corroded burners, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace, Not tested thermostat not accessible at time of inspection.

Defective Heat Exchanger: Not fully visible for inspection Excessive rust, Recommend inspection by a qualified heating specialist.

Marginal Distribution: Metal duct Openings in ducts that reduce the efficiency of distribution, Monitor and repair or replace as needed. Acceptable Filter: Disposable

Building #1 Unit #2 Heating System -----

Type: Forced air Capacity: 137,000 BTUHR Fuel Type: Natural gas

 Defective
 Overview: Furnace existing beyond design life, Heat exchanger rusting, Evidence suggesting flue leaks, Evidence of past condensation pan leaks, Corroded burners, Corrosion suggesting past water leakage from condensate pipe, Poorly maintained, Not tested, Thermostat not accessible, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Expect to replace, Extensive rust
 Defective
 Heat Exchanger: Not fully visible for inspection Excessive rust, Recommend inspection by a qualified heating specialist.
 Marginal
 Distribution: Metal duct Openings in ducts that reduce the efficiency of distribution.
 Filter: Disposable

Building #1 Unit #3 Heating System —

Type: Forced air Capacity: 126,000 BTUHR Fuel Type: Natural gas

MarginalOverview: Not tested, Thermostat not accessible. Newer unit, Test unit once thermostat is made accessible,
Monitor and repair or replace as needed.AcceptableHeat Exchanger: Not fully visible for inspection
Distribution: Metal duct
Filter: DisposableNot PresentFilter: Disposable
Building #1MarginalMissing filter, Install filter as needed.

Type: Forced air Capacity: 50,000 BTUHR Fuel Type: Natural gas

DefectiveOverview: Furnace existing beyond design life, Evidence of rust, Not tested, Thermostat not accessible,
Recommend a qualified contractor further evaluate for repairs, replacement and cost, Expect to replace.DefectiveHeat Exchanger: 2 BurnerEvidence of rust, Recommend inspection by a qualified heating specialist.MarginalDistribution: Metal ductOpenings in ducts that reduce the efficiency of distribution.

Heating System (Continued)

Defective Filter: Disposable Damaged, Replace as needed. Building #1 Unit #5 Heating System —

Type: Forced a	air 000 BTUHR
Fuel Type: Na	atural gas
Marginal Acceptable Marginal Acceptable Building #11	Overview: Not tested, Thermostat not accessible, Test unit as needed once thermostat is accessible. Newer unit Heat Exchanger: Not fully visible for inspection Distribution: Metal duct Openings in ducts that reduce the efficiency of distribution. Monitor and repair or replace as needed. Filter: Disposable
Type: Forced a Capacity: 126 Fuel Type: Na	air ,000 BTUHR atural gas
Marginal Acceptable Marginal Acceptable	Overview: Condensate line disconnected, Refrigerant lines disconnected, Recommend a qualified contractor further evaluate for repairs, replacement and cost. Heat Exchanger: Not fully visible for inspection Distribution: Metal duct Openings in ducts that reduce the efficiency of distribution, Monitor and repair or replace as needed. Filter: Disposable
Type: Roof top Capacity: 10 t Fuel Type: Na	p combination on atural gas
Defective	Overview: Unit not tested, Power off to building at time of inspection, Furnace existing beyond design life, Poorly maintained, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Expect to replace
Defective	Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified besting specialist
Marginal	Distribution: Metal duct Some disconnected ducts noted, Building undergoing renovation. Monitor and
Acceptable Building #2 L	Filter: Disposable Jnit #2 Heating System
Turney E	

Type: Forced air Capacity: 13 Ton Fuel Type: Natural gas

Defective Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.

Defective Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist.

	Heating System (Continued)
Marginal	Distribution: Metal duct Some disconnected ducts noted, Building undergoing renovation. Monitor and
Acceptable Building #2 L	Filter: Disposable Jnit #3 Heating System
Type: Roof top Capacity: 2.5 Fuel Type: Na	p combination Ton atural gas
Defective	Overview : Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs replacement and cost Poorly maintained. Expect to replace
Defective	Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist.
Marginal	Distribution: Metal duct Some disconnected ducts noted, Building undergoing renovation. Monitor and repair or replace as needed.
Acceptable Building #2 L	Filter: Disposable Jnit #4 Heating System
Type: Roof top Capacity: Unk Fuel Type: Na	p combination known atural gas
Defective	Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost. Poorly maintained, Expect to replace
Defective	Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist
Marginal Marginal Building #2 L	Distribution: Metal duct Some ducts disconnected, Building under renovation. Filter: Washable Rusting, Monitor and repair or replace as needed. Jnit #5 Heating System
Type: Roof to Capacity: Unk Fuel Type: Na	p combination known atural gas
Defective	Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate
Defective	for repairs, replacement and cost, Poorly maintained, Expect to replace. Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified
Marginal Acceptable Building #2 U	Distribution: Metal duct Some disconnected ducts, Building under renovation Filter: Disposable Jnit #6 Heating System
Type: Roof top	p combination

Capacity: 13 Ton Fuel Type: Natural gas

Defective Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace

	Heating System (Continued)	
Overview: (co	ontinued)	
,	existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate	
	for repairs, replacement and cost, Poorly maintained, Expect to replace.	
Defective	Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified	
	heating specialist	
Marginal	Distribution: Metal duct Some disconnected ducts, Building under renovation.	
Acceptable	Filter: Washable	
Building #2 l	Jnit #7 Heating System	
Type: Roof to	p combination	
Capacity: 13	Fon	
Fuel Type: Na	atural gas	
Defective	Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace	
	existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate	
	for repairs, replacement and cost, Poorly maintained, Expect to replace.	
Defective	Heat Exchanger. Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified	
Marginal	Distribution: Matal duat Some disconnected duate Duilding under renevation	
Marginal	Filter: Dispessible — Dirty filter Dirty filters restrict air flew through furness which can cause unit to short	
warginar	evels putting stress on the best evolutions result to stress can lead to premeture failure of the best evolutions	
	Change filters frequently as needed	
Building #21	Init #8 Heating System	
Tupo: Deafte		

Type: Roof top combination Capacity: 13 Ton Fuel Type: Natural gas

- Defective Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.
- Defective Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist.
- MarginalDistribution: Metal ductSome disconnected ducts, Building under renovationMarginalFilter: DisposableDirty filter, Dirty filters restrict air flow through furnace which can cause unit to short
cycle putting stress on the heat exchanger, that stress can lead to premature failure of the heat exchanger,
Change filters frequently as needed.

Building #2 Unit #9 Heating System -

Type: Roof top combination Capacity: Unknown Fuel Type: Natural gas

- Defective Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.
- Defective Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist.
- Marginal Distribution: Metal duct Some disconnected ducts, Building under renovation
- Marginal Filter: Disposable Dirty filter, Dirty filters restrict air flow through furnace which can cause unit to short cycle putting stress on the heat exchanger, that stress can lead to premature failure of the heat exchanger.

Heating System (Continued)

Filter: (continued)

Change filters frequently as needed.

Electrical

The inspection of the electrical system will be of readily accessible areas and is limited to visual observations of apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Some electrical information will be included in other sections of this report. Example: The exterior section will contain information about the electrical service cables, meter and outlets. Please read the entire report before coming to any conclusion regarding any one system.

Electrical wiring can not be checked inside walls, outlets, and switches unless dismantling or destructive means are employed, which is outside the scope of this visual inspection. Any lights on sensors are not checked. A discretionary safety upgrade would be GFCI outlets at all potentially wet areas, if not already installed. The GFCI outlets should be tested monthly to ensure they are functioning. Aluminum wiring used for 110 branch circuits is considered a safety risk. Painted outlets should be replaced. Loose outlets and switches should be corrected. Ungrounded and reversed polarity outlets are considered a safety risk. If the power is shut off to this building the inspection should be considered incomplete. It is strongly recommended that you get closure regarding this system. It is also very important that properly operating smoke and C.O. detectors are installed before the home is occupied.

Any electrical defects and deficiencies listed are considered a high priority item for repairs and replacement due to the potential for fires or electrocution. It is strongly recommended that if defects or deficiencies of any kind were found that you realize that it may be just the tip of the iceberg. Any amateur wiring may indicate that other problems may exist that are impossible to fully discover in a visual inspection. Every attempt will be made to find potential safety risks and list them in this report. You should have the electrical further evaluated by a qualified professional to more fully assess the system.

LOW VOLTAGE ELECTRICAL ITEMS, GENERATORS & SUPPLEMENTAL WIRING ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

MarginalOverview: Building #1, Loose outlets, Missing cover plates, Open splices, Improperly secured wiring,
Recommend further evaluation by a licensed electrician to determine repairs, replacement and costNot InspectedExterior electrical cables: Buried lines
Ground: Plumbing and rod in ground

Electrical

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	Electrical (Continued)
Not Inspected	Overview: Building #2, Missing cover plates, Broken fixtures, Broken outlets, Loose wiring, Loose outlets, Improperly secured wiring, Several missing cover plates, Recommend further evaluation by a licensed electrician to determine repairs, replacement and cost
Not Inspected Acceptable	Exterior electrical cables: Buried lines Ground: Plumbing and rod in ground
	Attic
The inspection time of the insp systems will no attic stairs or p inspect the attic vermin activity. recommended are a potential repair/replace a Recommended be moved or lif	of the attic will be of the readily accessible areas and is limited to visual observations of apparent conditions existing at the bection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and t be dismantled and insulation will not be removed to inspect under it. If the access is sealed or there is no access, no ull down, the attic may be inaccessible and therefore not inspected. Lacking access, the inspector will not be able to c insulation, framing, ventilation or search for evidence of current or past roof leaks, ventilation and moisture issues or If access was restricted, the inspection of the attic and its components should be considered incomplete. It is strongly that you Gain access to these areas and have them further evaluated. Recessed lights that are covered with insulation fire hazard they should not be covered and they should be IC rated. Uncover them and verify that they are IC rated as needed for safety.
insulation. Insi suggested that Look for ice an may be indicate in mind that po	Jation should not be installed against the roof structure. Moisture problems, mold and rot can occur as a result. It is you periodically check your attic to ensure proper ventilation. The coldest season of the year is the best time to do this. d moisture build up particularly around the roofing nail tips. If ice or moisture are found, improvement to the ventilation ed. If the attic has ridge or roof vents combined with gable vents it is advised that the gable vents be closed/sealed. Keep or attic ventilation prematurely ages the roofing materials and can cause moisture and mold problems in the attic cavities.
Building #1 A	Attic
Method of Ins	pection: From the attic access
Marginal	Overview: Insufficient insulation, Evidence suggesting past leakage around roof penetrations, Evidence
Not Increated	Suggesting past leakage into attic, Observations made and relate to the accessible areas only
Accentable	Despect. Some areas Some areas not accessible all comments relate accessible areas only Despect. Some areas only
Acceptable	Sheathing: Plywood
Marginal	Moisture Penetration: Non visible Moisture stains suggesting past leakage Monitor and repair as needed
Building #2 A	ttic
Method of Ins	pection: From the attic access
Marginal	Overview: Insufficient insulation, Evidence suggesting past leakage around roof penetrations, Evidence
-	suggesting past leakage into attic, Observations made and relate to the accessible areas only

Not Inspected Unable to Inspect: Some areas Some areas not accessible all comments relate accessible areas only Acceptable Roof Framing: Wood

Sheathing: Plywood Acceptable

Marginal Moisture Penetration: Non visible Moisture stains suggesting past leakage, Monitor and repair as needed

Interior Space

The inspection of the interior space will be of readily accessible areas and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Furniture and personal belongings are not moved. Some areas may have restricted access and may not have been visible at the time of the inspection. Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined. Prior to completing the purchase it would be to your advantage to see if any areas not accessible or visible at the time of the inspection have problems. Odors and stains are common in previously occupied buildings. These problems cannot be positively identified in a general visual inspection. Things like windows and outlets are randomly inspected and evaluated as a group rather than as individual items. Stress cracking and nail pops are typical and likely do not indicate any structural problems with the building. Please verify that all screens and/or storms not in place at the time of the inspection are present, in satisfactory condition and operable.

INTERCOMS, ALARM SYSTEMS, WINDOW TREATMENTS, ELEVATORS/ STAIR LIFTS, DECORATING/COSMETICS INFESTATION OF INSECTS/ANIMALS, ENVIRONMENTAL ISSUES AND CENTRAL VACUUM SYSTEMS ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

Building #1 Interior Space -

- Marginal Overview: Water stains observed on ceiling tiles suggesting past leaks from roof, Several suites were locked and not accessible, Mostly the south end of building, Mold found at some limited areas on the drywall Building #2 Interior Space —
- Defective Overview: Demolition in progress, Many walls removed and several unfinished areas, Water staining on ceiling tiles suggesting past roof leaks, Mold found at some areas of lower floor and around removed drinking fountain area, Water damaged drywall observed, Flooring removed at some areas, Evidence suggesting past leaks around windows, with significant water damage on walls, Several missing doors

Bathroom(s)

The inspection of the bathroom(s) will be of readily accessible areas and is limited to visual observations of apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Correct all caulk and grout defects and deficiencies as needed to reduce the risk of leaks. The life expectancy of bath fixtures is around 20 years. Any bath fixtures older than this would be considered logical upgrade considerations. Leaks at the shower pans and tubs can not be fully determined unless the fixtures are in use and have the added component of a persons weight. Shower pans should last 12-18 years with proper installation and care. All bathrooms should have proper ventilation and GFCI outlets.

SHOWER STEAMERS, TOWEL WARMERS AND WHIRLPOOL TUBS & THE CONNECTIONS TO THEM ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

Building #1 Men's Half Bathroom -

Acceptable Overview: Acceptable Electrical: Acceptable Counter/Cabinet: Acceptable Plumbing/Fixtures: Acceptable Floor: Building #1 Womens Half Bathroom –

Not Inspected Overview: This bathroom was locked and not accessed Building #2 Men's Lower Level Half Bathroom

Not InspectedOverview: Fixtures removed, Water shut off to buildingNot InspectedElectrical: Power off to buildingAcceptableCounter/Cabinet:

(248) 646-5219

DavisInsp@aol.com

Bathroom(s) (Continued)

Not Inspected Plumbing/Fixtures: Fixtures removed, Water shut off to building Floor: Worn Marginal Building #2 Womens Lower Level Half Bathroom -Not Inspected **Overview**: Fixtures removed, Water shut off to building Not Inspected Electrical: Power off to building Acceptable Counter/Cabinet: Not Inspected Plumbing/Fixtures: Fixtures removed, Water shut off to building Marginal Floor: Worn Building #2 Men's Main Level Half Bathroom -Not Inspected Overview: Water off to building, Older fixtures Not Inspected Electrical: Power off to building Acceptable Counter/Cabinet: Not Inspected Plumbing/Fixtures: Water off to building, Older fixtures Marginal Floor: Worn Building #2 Womens Main Level Half Bathroom -• • • • •

Not inspected	Overview: water off to building, Older fixtures
Not Inspected	Electrical: Power off to building
Acceptable	Counter/Cabinet:
Not Inspected	Plumbing/Fixtures: Water off to building, Older fixtures
Marginal	Floor: Worn

What To Do Now That You Have Read The Report

First and foremost, if there is anything that you do not understand in this report call our office immediately. We will be happy to answer your questions and explain the findings reported.

What if the inspection and report reveal problems? If there are problems found during the inspection, it is up to you to make the decision of whether or not you want to buy the property.

Problems found during an inspection do not necessarily mean you shouldn't buy the home. By having the inspection you will know in advance what type of repairs to anticipate. A seller may even be willing to make repairs of the significant problems discovered during the inspection.

Almost all properties have some flaws, and it doesn't matter how well maintained the property may be. Flaws should not affect a buyer's purchase decision. If major defects are revealed, such as the structure, mold, water leaks, rot, etc., you may decide to re-negotiate your offer. If your budget is tight, or if you do not wish to become involved in future repair work, you may decide that this is not the property for you. The choice is yours. It is possible that remodeling is not the route you may want to go. In this case, find something that doesn't require as much work.

Minor repairs are to be expected and can be addressed after closing. Major problems can cause a negotiation of the asking price between the buyer and seller. If the seller is not willing to change the asking price, then you can request that the problems be repaired. If the problems are costly and the seller refuses to work with you, it may be in your best interest to walk away. Remember it's always your decision.

You have at least 4 options after the inspection has been completed. Your attorney or Realtor may be able to suggest more. Your attorney should be consulted for any legal advice regarding your decisions.

1. If you feel there are too many items identified that need repairing and it is too costly to address these issues, then walk away, as it is your right to do so. Both parties will sign a Mutual Release and You receive your deposit money back, in full.

2. A second option, if you feel the remedies are too costly and are unexpected, is to submit an Amendment asking the Sellers for a reasonable price reduction to compensate you for the deficiencies identified that require immediate repair.

3. A third option, and one which I don't normally recommend, is for you to request the Seller to remedy the deficiencies found. This can lead to difficulties, as one person's meaning of "workmanlike manner" does not necessarily have the same meaning as the others. The

What To Do Now That You Have Read The Report (Continued)

work could be hastily done, and done incorrectly, causing you problems in the future.

4. The fourth option, You may be happy with the report and decide to proceed ahead with your purchase!!

Just remember, there is no such thing as a perfect home. All property inspections will reveal some small items that will need attention, now or in the future. These typically are issues that do not lead to a decision to walk away from the home. The purpose of the inspection is to look for major problems such as structural defaults, cracks in the foundation, shingles in dire need of replacing, a furnace is on it last leg, etc. Small items such as a leaky faucet or an outlet that doesn't work are not reasons to back out of a deal. Also included in your inspection and report are items that should be maintained and monitored over the course of the next several year.

YOU SHOULD SEEK THE ADVICE OF AN ATTORNEY REGARDING LEGAL QUESTIONS YOU MAY HAVE

I would like to thank you for using our service and invite you to call with any questions regarding the maintenance, repair or replacement of any items.

Reference Links

Listed below are some web site links that you may find helpful as a homeowner. We are constantly looking to add more. If you there is a web site that you feel may be helpful to others please call us and we will be happy to add it. Thank You

Recalls Related to Building Products From Fiscal Year 2000 to Date http://www.cpsc.gov/cpscpub/prerel/category/household.html

Vermiculite Insulation http://www.epa.gov/asbestos/pubs/verm.html

Radon http://www.epa.gov/radon/

Mold http://www.epa.gov/mold/moldguide.html

Lead Paint http://www.epa.gov/lead/

Asbestos http://www.epa.gov/asbestos/

Asbestos: http://www.cpsc.gov/cpscpub/pubs/453.html

Child Safety http://www.safetyathome.com/

Indoor Air Quality http://www.epa.gov/iaq/

Vinyl Siding Installation Guide http://chicagohomeprimer.com/editable/uploads/File/Vinyl%20Siding%20Installation%20Manual.pdf

Reference Links (Continued)

Building Improvement Cost Estimates http://www.carsondunlop.com/pdf/CDACosts.pdf

Moisture Management http://www.certainteed.com/BuildingScience/Moisture-Management

Energy Efficiency http://www.certainteed.com/BuildingScience/Energy-Efficiency

Shingle Installation Specifications http://www.sindely.cz/doc/3-Tab SindelyNavod.pdf

Hardboard Siding Installation Specifications http://www.plusoneinspection.com/pdf/201lap.pdf

Installation Guide for Adhered Concrete Masonry Veneer http://www.masonryveneer.org/pdf/MVMA%20Installation%20Guide 3rd%20Edition Final.pdf

Masonry A Best Practices Guide http://www.boralna.com/bricks/pdf/install-best-practices.pdf

Solving Basement Water Problems http://pepin.uwex.edu/files/2010/10/waterbasement2004.pdf

Principles of Attic Ventilation http://www.airvent.com/pdf/literature/PAVbooklet.pdf

Federal Pacific Panel Boxes http://www.xmarks.com/site/www.inspect-ny.com/fpe/fpepanel.htm

Deck Ledger Board Flashing Details http://www.engr.psu.edu/phrc/Conference/2010%20Conference/Housing/MFortney%20Presentation%202010/Resi ential%20Decks%20-%20%20Fortney.pdf

Site and Foundation Water Control http://www.epa.gov/indoorairplus/technical/moisture/1 1.html

Wall and Roof Flashing http://www.epa.gov/indoorairplus/technical/moisture/1 8.html

Moisture Control in Basements and Crawl Spaces http://www.epa.gov/indoorairplus/technical/moisture/1 4.html

PEX Plumbing Installation Guide http://0323c7c.netsolhost.com/docs/PEXDesApplGuide.pdf

Guide to Insulating http://www.owenscorning.com/around/insulation/fallpromo/HomeownersGuideToInsulating.pdf

Home Fire Prevention and Safety Tips

(248) 646-5219 DavisInsp@aol.com

Reference Links (Continued)

http://www.usfa.fema.gov/citizens/home_fire_prev/

Building Owners Resources USA.Gov http://www.usa.gov/Citizen/Topics/Family/Homeowners.shtml#Construction_and_Renovation

A Consumer's Guide to Building Insurance http://www.naic.org/documents/consumer_guide_home.pdf

Should You Have The Air Ducts Cleaned www.epa.gov/iaq/pdfs/airducts.pdf

Home Tips http://www.hometips.com/

Not Inspected Summary

The items listed on this summary were not inspected. there may have been various reasons for not inspecting these items such as but not limited to blocked accessibility, dangerous, locked doors, no power or fuel supply, weather, snow coverage or utilities off at time of inspection. It is strongly recommended that these items be inspected to determine condition and function.

Structure				
Foundation: Unknown Finished floors and grade cover foundation and conceal from evaluation Foundation: Unknown Finished floors and grade cover foundation and conceal from evaluation Basement				
Building #2 Basement Unable to Inspect: Some areas Foundation walls not visible where wall are finished Plumbing				
Supply Lines: Copper Water shut off Drain Lines: PVC Water shut off Building #2 Water Heater Water Heater Operation: Not functional at time of inspection Water shut off to building Electrical				
 Exterior electrical cables: Buried lines Overview: Building #2, Missing cover plates, Broken fixtures, Broken outlets, Loose wiring, Loose outlets, Improperly secured wiring, Several missing cover plates, Recommend further evaluation by a licensed electrician to determine repairs, replacement and cost Exterior electrical cables: Buried lines 				
Attic				
Building #1 Attic Unable to Inspect: Some areas Building #2 Attic Unable to Inspect: Some areas				
 Building #1 Womens Half Bathroom Overview: This bathroom was locked and not accessed Building #2 Men's Lower Level Half Bathroom Overview: Fixtures removed, Water shut off to building Building #2 Men's Lower Level Half Bathroom Plumbing/Fixtures: Fixtures removed, Water shut off to building Building #2 Womens Lower Level Half Bathroom Overview: Fixtures removed, Water shut off to building Building #2 Womens Lower Level Half Bathroom Overview: Fixtures removed, Water shut off to building Building #2 Womens Lower Level Half Bathroom Overview: Fixtures removed, Water shut off to building Building #2 Womens Lower Level Half Bathroom Plumbing/Fixtures: Fixtures removed, Water shut off to building Building #2 Womens Lower Level Half Bathroom Overview: Water off to building Building #2 Men's Main Level Half Bathroom Overview: Water off to building, Older fixtures Building #2 Men's Main Level Half Bathroom Plumbing/Fixtures: Water off to building Building #2 Men's Main Level Half Bathroom Plumbing/Fixtures: Water off to building, Older fixtures Building #2 Womens Main Level Half Bathroom Overview: Water off to building, Older fixtures Building #2 Womens Main Level Half Bathroom Overview: Water off to building, Older fixtures Building #2 Womens Main Level Half Bathroom Overview: Water off to building, Older fixtures Building #2 Womens Main Level Half Bathroom Plumbing/Fixtures: Water off to building, Older fixtures Building #2 Womens Main Level Half Bathroom Electrical: Power off to building Building #2 Womens Main Level Half Bathroom Plumbing/Fixtures: Water off to building, Older fixtures Building #2 Womens Main Level Half Bathroom Plumbing/Fixtures: Water off to building, Older fixtures 				

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Deef

 Building #1 Roof Surface Roof Surface Composite Misaligned shingles, Gravel loss, Monitor for leaks repair as needed. Building #1 Roof Surface Flashing: Metal Lifted areas vulnerable to leaks, Secure and seal to reduce leak risk. Building #1 Roof Surface Gutters: Aluminum Install down spout extensions to improve exterior water control and reduce the risk of water leakage around foundation, Gutters have negative flow and are holding water. Monitor and repair or replace as needed. 				
Building #2 Roof Surface Roof Surface Composite, Membrane Flat roofs prone to leak expect it, Misaligned shingles, Pooled water noted on some areas of flat roofs which may lead to leakage. Gravel loss, Exposed matting, Monitor for leaks repair as needed.				
Building #2 Roof Surface Flashing: Metal Some areas open and vulnerable to leaks, Lifted areas vulnerable to leaks, Secure and seal to reduce leak risk.				
Building #2 Roof Surface Gutters: Aluminum Need cleaning, Install down spout extensions to improve exterior water				
control and reduce the risk of water leakage around foundation, Gutters have negative flow and are holding water.				
monitor and repair as peeded				
Roof Top Building #2 Chimney Chimney: Metal pipe Tar observed around base of unit suggesting past leakage issues.				
monitor and repair as needed.				
Exterior				
 Overview: Building #1 Areas open and vulnerable to water infiltration, Deteriorated and open mortar, Caulking defects, Loose trim, Broken window seals, Damaged siding, Open mortar joints Vulnerable to Water Infiltration? Yes, Seal all exterior areas vulnerable to water intrusion Trim: Vinyl, Aluminum Loose, Open areas vulnerable to water intrusion, Caulking defects, Damaged areas Siding Vinyl, Block, Tile Loose, Penetrations, Areas vulnerable to water intrusion, Caulking defects that present opportunities for water intrusion, Missing tiles, Deteriorated mortar, Damaged siding, Damaged siding Entry Doors: Metal, Glass Poor weather seals Windows: Metal framed Broken seals, Caulk defects, Older windows past expected life Exterior Lighting: Surface mount, Pole lights Some lights not working Overview: Building #2 Areas open and vulnerable to water infiltration, Deteriorated and open mortar, Caulking defects, Loose trim, Broken window seals, Missing trim at some locations, Damaged siding, Open mortar joints Vulnerable to Water Infiltration? Yes, Seal all exterior areas vulnerable to water intrusion Trim: Vinyl, Aluminum Loose, Missing at some locations, Open areas vulnerable to water intrusion, Caulking defects, Damaged areas Siding Vinyl, Block, Tile Loose, Penetrations, Areas vulnerable to water intrusion, Caulking defects that present opportunities for water intrusion, Missing tiles, Deteriorated mortar, Damaged siding Entry Doors: Metal, Glass Poor weather seals Windows: Metal framed Broken seals, Caulk defects, Older windows past expected life Exterior Lighting: Surface mount, Pole lights Missing electrical cover at west pole light, Some lights not working Lots and Grounds 				
 Porch(s): Concrete Cracked areas noted Vegetation: Trees, Shrubs Tree limbs over hang the roof and should be cut back, Tree planted too near the foundation and roots may cause damage to the foundation, Trees planted too close to structure, removal may be required, Large tree removed from lot may have caused root damage to drains, Have drain lines scoped with a camera to determine condition Retaining Wall(s): Wood, Concrete Rotted wood, Displacement noted 				

Basement

Building #2 Basement Floor Drain(s): Surface drain Evidence suggesting past drain backups, Drains should be further evaluated with a camera for repair or replacement needs

Marginal Summary (Continued)

Plumbing

Aver deve Devilding #1 Endeven of west looks	5
Overview: Building #1, Evidence of past leaks	and with a compare to determine condition and notantial for
Drain Lines: PVC Evidence of past leaks, Have drain lines sco	ped with a camera to determine condition and potential for
damage from the free roots	
Overview: Building #2	votom.
	/stem
Building #1 Unit #1 Heating System Distribution: Metal duct	Openings in ducts that reduce the efficiency of
distribution, Monitor and repair or replace as needed.	
Building #1 Unit #2 Heating System Distribution: Metal duct	Openings in ducts that reduce the efficiency of
distribution.	
Building #1 Unit #3 Heating System Overview: Not tested, The	ermostat not accessible. Newer unit, Test unit once
thermostat is made accessible, Monitor and repair or replace as	S needed.
distribution	Openings in ducis that reduce the efficiency of
Building #1 Unit #4 Heating System Distribution: Metal duct	Openings in ducts that reduce the efficiency of
distribution	openings in ducts that reduce the efficiency of
Building #1 Unit #5 Heating System Overview: Not tested The	ermostat not accessible. Test unit as needed once thermostat
is accessible. Newer unit	
Building #1 Unit #5 Heating System Distribution: Metal duct	Openings in ducts that reduce the efficiency of
distribution. Monitor and repair or replace as needed.	
Building #1 Unit #6 Heating System Overview: Condensate lin	e disconnected, Refrigerant lines disconnected, Recommend
a qualified contractor further evaluate for repairs, replacement	and cost.
Building #1 Unit #6 Heating System Distribution: Metal duct	Openings in ducts that reduce the efficiency of
distribution, Monitor and repair or replace as needed.	
Building #2 Unit #1 Heating System Distribution: Metal duct	Some disconnected ducts noted, Building undergoing
renovation. Monitor and repair or replace as needed.	
Building #2 Unit #2 Heating System Distribution: Metal duct	Some disconnected ducts noted, Building undergoing
renovation. Monitor and repair or replace as needed.	
Building #2 Unit #3 Heating System Distribution: Metal duct	Some disconnected ducts noted, Building undergoing
renovation. Monitor and repair or replace as needed.	
Building #2 Unit #4 Heating System Distribution: Metal duct	Some ducts disconnected, Building under renovation.
Building #2 Unit #4 Heating System Filter: Washable Rustin	g, Monitor and repair or replace as needed.
Building #2 Unit #5 Heating System Distribution: Metal duct	Some disconnected ducts, Building under renovation
Building #2 Unit #6 Heating System Distribution: Metal duct	Some disconnected ducts, Building under renovation.
Building #2 Unit #7 Heating System Distribution. Metal duct	Some disconnected ducts, Building under renovation
Building #2 Unit #7 Heating System Filter. Disposable Diffy	The first strong can lead to promotive follows of the best
exchanger. Change filters frequently as needed	er, that stress can lead to premature failure of the heat
Building #2 Unit #8 Heating System Distribution: Metal duct	Some disconnected ducts Building under renovation
Building #2 Unit #8 Heating System Elstibution. Metal duct	filter. Dirty filters restrict air flow through furnace which
can cause unit to short cycle putting stress on the heat exchange	there that stress can lead to premature failure of the heat
exchanger Change filters frequently as needed	er, that stress can read to premature failure of the field
Building #2 Unit #9 Heating System Distribution: Metal duct	Some disconnected ducts. Building under renovation
Building #2 Unit #9 Heating System Filter: Disposable Dirty	filter. Dirty filters restrict air flow through furnace which
can cause unit to short cycle putting stress on the heat exchange	er, that stress can lead to premature failure of the heat
exchanger. Change filters frequently as needed.	
Electric	

Electrical

Overview: Building #1, Loose outlets, Missing cover plates, Open splices, Improperly secured wiring, Recommend further evaluation by a licensed electrician to determine repairs, replacement and cost

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Marginal Summary (Continued)

Attic

- Building #1 Attic Overview: Insufficient insulation, Evidence suggesting past leakage around roof penetrations, Evidence suggesting past leakage into attic, Observations made and relate to the accessible areas only
- Building #1 Attic Moisture Penetration: Non visible Moisture stains suggesting past leakage, Monitor and repair as needed
- Building #2 Attic Overview: Insufficient insulation, Evidence suggesting past leakage around roof penetrations, Evidence suggesting past leakage into attic, Observations made and relate to the accessible areas only
- Building #2 Attic Moisture Penetration: Non visible Moisture stains suggesting past leakage, Monitor and repair as needed

Interior Space

Building #1 Interior Space Overview: Water stains observed on ceiling tiles suggesting past leaks from roof, Several suites were locked and not accessible, Mostly the south end of building, Mold found at some limited areas on the drywall Bathroom(s)

Building #2 Men's Lower Level Half Bathroom Floor: Worn Building #2 Womens Lower Level Half Bathroom Floor: Worn Building #2 Men's Main Level Half Bathroom Floor: Worn Building #2 Womens Main Level Half Bathroom Floor: Worn

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

- **Overview:** Poor exterior water control expect basement water, Large trees too close to building may cause damage, Large trees on lot may cause root damage to drains, Trip hazards at sidewalk, Deteriorated steps, Cracked steps, Inconsistent risers at steps presenting trip hazards, Cracked entry landings, Cracked and deteriorated asphalt parking lot, Parking lot drain basins appear to be failing with some repairs evident, expect drain basin repairs, Cracked and deteriorated concrete driveway, Trip hazards on parking lot surfaces, Expect repairs and replacement of parking lot areas and driveway, Poor drainage at A/C unit platforms, Lower concrete slabs where A/C units are installed may pool water, Lower areas around the building may pool water, insufficient drainage
- Driveway: Concrete Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor, Heavy cracks in surface, Heaves in concrete causing trip hazard
- Parking Lot: Asphalt Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor, Heavy cracks in surface, Heaves in surface causing trip hazards, Uneven settling, Evidence suggesting failing drain basins, Expect to replace
- Walks: Concrete Ditted and chipped, Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor, Cracked, Heaved, Trip hazard
- Steps/Stoops: Concrete Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor, Inconsistent riser is a trip hazard, Cracks at mortar joints
- **Grading:** Negative slope Grading has negative slope and water is pooling against the foundation. Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade, Lower areas and A/C platforms have poor drainage and appear to be pooling water, Drains at these platforms appear to have been backing up, Have drain lines further evaluated and repair or replace as needed

Air Conditioning

- Building #1 Unit #1 AC System A/C System Operation: Not Tested Unit is past manufacturers expected life, Dented and damaged chassis, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Expect to replace unit in the near future.
- Building #1 Unit #1 AC System Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Missing insulation, A qualified air conditioning contractor is recommended to evaluate and estimate repairs.
- Building #1 Unit #2 AC System A/C System Operation: Not Tested The unit is currently in service beyond the manufactures stated design life, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. Rusting chassis on exterior unit, A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Expect to replace unit in the near future.
- Building #1 Unit #2 AC System Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Deficient insulation at some areas on line, Replace insulation for better efficiency.
- Building #1 Unit #3 AC System A/C System Operation: Not Tested The unit is currently in service beyond the manufactures stated design life, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. Damaged fins, A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Expect to replace unit in the near future.
- Building #1 Unit #3 AC System Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Deficient insulation at some areas on line, Replace insulation for better efficiency.
- Building #1 Unit#4 AC System A/C System Operation: Not Tested The unit is currently in service beyond the manufactures stated design life, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. Deteriorated fins, Dirty fins, Rusting chassis on exterior unit, A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Expect to replace unit in the near future.
- Building #1 Unit#4 AC System Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Deficient insulation at some areas on line, Replace insulation for better efficiency

Defective Summary (Continued)

- Building #1 Unit#4 AC System Electrical Disconnect: Near unit Damaged conduit, Exposed wiring. Recommend evaluation by a licensed electrician
- Building #1 Unit #5 AC System A/C System Operation: Not Tested The unit is currently in service beyond the manufactures stated design life, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Expect to replace unit in the near future.
- Building #1 Unit #5 AC System Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Deficient insulation at some areas on line, Replace insulation for better efficiency.
- Building #1 Unit #6 AC System A/C System Operation: Not Tested The unit is currently in service beyond the manufactures stated design life, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. A qualified air conditioning contractor is recommended to evaluate and estimate repairs, Rusting chassis on exterior unit, Damaged fins, Expect to replace unit in the near future.
- Building #1 Unit #6 AC System Refrigerant Lines: Deficiencies Deteriorated refrigeration line insulation, Deficient insulation at some areas on line, Replace insulation for better efficiency.
- Building #1 Unit #6 AC System Electrical Disconnect: Near unit Damaged conduit, Wiring exposed, Recommend evaluation by a licensed electrician.

Basement

- Building #2 Basement Vulnerable to Water Infiltration? Yes, Correct exterior water control to reduce risk of basement water, Monitor cracks for leaks and repair as needed, Evidence suggesting past drain back ups, have the drain lines further evaluated with a camera, A system has been installed to divert water infiltrating into the basement to an interior drain system and sump, Recommend running a dehumidifier in this basement to reduce humidity and risk of mold, Evidence suggesting past water infiltration to the basement, Mold like growth found suggesting water infiltration, Have the basement further evaluated for scope of work and cost to correct problems
- Building #2 Basement Overview: Evidence of water intrusion expect future problems, Expect water in basement due to poor exterior water control, Mold like odors noted, Efflorescence noted suggesting water leakage, Water stains noted on floor suggesting basement leakage, Evidence of water a diversion system, Ask owner what repairs were done and what kind of warranty applies, Mold like growth noted on drywall, Mold like growth found that may just be the tip of the iceberg, mold may exist in areas that are not visible and home should be tested further
- Building #2 Basement Sump Pump(s): Submerged Dry crock noted at east side of basement, this may cause the sump pump to seize up from not being used, Recommend installation of water-powered or battery powered back-up sump pump to protect basement finishes, Pumps were Inoperative at time of inspection due to no power

Plumbing

Building #1 Water Heater TPRV and Drain Tube: N/A Missing drain tube Heating System

- Building #1 Unit #1 Heating System Overview: Furnace existing beyond design life, Heat exchanger rusting, Evidence suggesting flue leaks, Evidence of past condensation pan leaks, Corroded burners, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace, Not tested thermostat not accessible at time of inspection.
- Building #1 Unit #1 Heating System Heat Exchanger: Not fully visible for inspection Excessive rust, Recommend inspection by a qualified heating specialist.
- Building #1 Unit #2 Heating System Overview: Furnace existing beyond design life, Heat exchanger rusting, Evidence suggesting flue leaks, Evidence of past condensation pan leaks, Corroded burners, Corrosion suggesting past water leakage from condensate pipe, Poorly maintained, Not tested, Thermostat not accessible, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Expect to replace, Extensive rust
- Building #1 Unit #2 Heating System Heat Exchanger: Not fully visible for inspection Excessive rust, Recommend inspection by a qualified heating specialist.
- Building #1 Unit #4 Heating System Overview: Furnace existing beyond design life, Evidence of rust, Not tested, Thermostat not accessible, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Expect to replace.

Defective Summary (Continued)

Building #1 Unit #4 Heating System Heat Exchanger: 2 Burner Evidence of rust. Recommend inspection by a qualified heating specialist.

Building #1 Unit #4 Heating System Filter: Disposable Damaged, Replace as needed.

- Building #2 Unit #1 Heating System Overview: Unit not tested, Power off to building at time of inspection, Furnace existing beyond design life, Poorly maintained, Rusting chassis, Damaged fins, Recommend a gualified contractor further evaluate for repairs, replacement and cost, Expect to replace.
- Building #2 Unit #1 Heating System Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist.
- Building #2 Unit #2 Heating System Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.
- Building #2 Unit #2 Heating System Heat Exchanger: Not fully visible for inspection Evidence of rust. Recommend inspection by a qualified heating specialist.
- Building #2 Unit #3 Heating System Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.
- Building #2 Unit #3 Heating System Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist.
- Building #2 Unit #4 Heating System Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.
- Building #2 Unit #4 Heating System Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist.
- Building #2 Unit #5 Heating System Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.
- Building #2 Unit #5 Heating System Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist
- Building #2 Unit #6 Heating System Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.
- Building #2 Unit #6 Heating System Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist
- Building #2 Unit #7 Heating System Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.
- Building #2 Unit #7 Heating System Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist.
- Building #2 Unit #8 Heating System Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.
- Building #2 Unit #8 Heating System Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist.
- Building #2 Unit #9 Heating System Overview: Not tested, Power off at time of inspection, Test unit as needed when powers turned on, Furnace existing beyond design life, Rusting chassis, Damaged fins, Recommend a qualified contractor further evaluate for repairs, replacement and cost, Poorly maintained, Expect to replace.
- Building #2 Unit #9 Heating System Heat Exchanger: Not fully visible for inspection Evidence of rust, Recommend inspection by a qualified heating specialist.

Defective Summary (Continued)

Interior Space

Building #2 Interior Space Overview: Demolition in progress, Many walls removed and several unfinished areas, Water staining on ceiling tiles suggesting past roof leaks, Mold found at some areas of lower floor and around removed drinking fountain area, Water damaged drywall observed, Flooring removed at some areas, Evidence suggesting past leaks around windows, with significant water damage on walls, Several missing doors