

INSPECTION REPORT



For the Property at:
813 OFFICE PARK ROAD
SMYRNA, GA

Prepared for: JOHNNY JOHNSON
Inspection Date: Wednesday, July 19, 2023
Prepared by: Steven Fish



SoutheasternPCA, Inc.
315 W. Ponce de Leon Avenue, Suite 559
Decatur, GA 30030
404-218-1040

southeasternpca.com
stevenf@southeasternpca.com

KNOWLEDGE IS POWER



August 30, 2023

Dear Johnny Johnson,

RE: Report No. 1042
813 Office Park Road
Smyrna, GA

The enclosed report has been prepared to provide pertinent technical information about the subject property. This report meets or exceeds the ASTM Standard E2018-08 for Property Condition Assessment. The report is not technically exhaustive and should be considered preliminary.

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

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

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

Sincerely,

Steven Fish
on behalf of
SoutheasternPCA, Inc.

SoutheasternPCA, Inc.
315 W. Ponce de Leon Avenue, Suite
559
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AGREEMENT

813 Office Park Road, Smyrna, GA July 19, 2023

Report No. 1042

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PARTIES TO THE AGREEMENT

Company

SoutheasternPCA, Inc.
315 W. Ponce de Leon Avenue,
Suite 559
Decatur, GA 30030

Client

Johnny Johnson

This is an agreement between Johnny Johnson and SoutheasternPCA, Inc..

THIS CONTRACT LIMITS THE LIABILITY OF THE INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One owner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Inspection provides you with a basic overview of the condition of the property. Because your Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a building, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Inspection.

If you are concerned about any conditions noted in the Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

An Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on an Inspection because they only happen under certain circumstances. As an example, your Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Using our experience to educate our client.

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Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

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If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Inspector and the Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, Johnny Johnson (Signature) _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

SUMMARY A

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SUMMARY B

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OVERVIEW

This report has been prepared in accordance with the accepted proposal. A visual inspection was performed to identify the existing condition of the following building systems: Structure, Electrical, Heating, Air-conditioning, Plumbing, Roofing, Ventilation, Exterior, Interior.

This report exceeds the ASTM Standard E2018-15 in that a five-year time frame for major repairs or replacements of building components has been considered.

This report provides recommendations, preliminary cost estimates and priorities for correcting major deficiencies, updating major components at the end of their life, and undertaking further detailed investigations. Normal building maintenance items are not included. Our inspection was limited to components that were readily visible and not obstructed by equipment, storage, finishes, etc. No comment is offered on code compliance or environmental issues.

Costs are provided for recommendations that are beyond normal maintenance and are expected to exceed \$3000. Any costs below that will be marked as Minor. The costs provide an order of magnitude only, and do not include any design or construction management fees, contingencies or permit fees. Contractors should be contacted for quotations.

The report is preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist perform a detailed condition survey and develop a plan of action.

The report is intended for the exclusive use of our client. Use of the information by any other party is not intended and therefore, we accept no responsibility for such use.

The following defined terms are used to describe the condition of the components and systems reviewed:

Satisfactory - performing its intended function; no major defects noted.

Serviceable - performing its intended function, but has visible defects or is aging. It will require minor to moderate repairs.

Fair - barely performing its intended function. Has visible defects or is aging and will require moderate to major repairs in the short term.

Poor - not performing its intended function. It is at or beyond its useful life. Component requires major repair or replacement.

All building sizes noted here are rough approximations based on site observations, and are for the purposes of this report only.

SIGNIFICANT ITEMS

In our opinion, the following items are likely to require more than \$3000 in remedial action within the next 5 years:

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Heating

FURNACES \ Unit #1

Condition: • Approaching end of typical life expectancy
Unit believed to be for the apartment is over 20 years

Air Conditioning

SPLIT SYSTEMS \ Condenser coil #1

Condition: • Beyond typical life expectancy
Unit believed to be for the apartment is over 20 years

Roofing

ASPHALT SHINGLES \ Deficiencies

Condition: • Approaching end of typical life expectancy
Location: Throughout
Task: Further evaluation
Time: Immediate

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

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Description

Name of client:

• Name
Johnny Johnson

Client relationship to this property: • Prospective purchaser

Name of consultant:

• Name
Steven Fish

Purpose of the report: • Property Condition Assessment

Date of site visit:

• Date:
07-20-2023

General property description: • Commercial • Residential • Office

Approximate size of building: • 5000 sq ft

Approximate age of building: • 40 to 50 years

Number of stories: • 2

Below grade area: • Basement

Below grade area: • Apartment

Approximate date of construction: • 1981

Attendees: • Seller

Document review: • No documents were available for review.

Overall condition: • The building is in satisfactory condition overall. • No major defects were observed.

Overall level of maintenance: • The building has been well maintained for the most part.

This report meets ASTM Standard E2018-15, with these exceptions: • A Building Code and Fire Code violation inquiry was not undertaken. • Fire and life safety systems were not reviewed.

Occupancy: • The building was occupied at the time of the inspection. • The building was furnished during the inspection.

Limitations

Areas Inspected: • Office • Apartments • Parking areas

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Description

Electrical service to the building: • Overhead

Electrical service size: • 150-amps located in hallway closet • 125 amp sub service panel located in the apartment could not be accessed

Distribution panels:

- Circuit breakers



1.

Predominant wire types: • Copper - non-metallic sheathed

Lighting fixture types: • Incandescent

Grounding - electrical system: • at grounding rods

Electrical supplier: • Not determined

Limitations

Service adequacy: • It is impossible on an inspection such as this to determine adequacy for commercial demands

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Recommendations

GENERAL \ Overall condition

1. **Condition:** • The overall condition of the electrical system is considered to be satisfactory.

GENERAL \ Level of Maintenance

2. **Condition:** • The electrical system has been well maintained for the most part.

DISTRIBUTION EQUIPMENT \ General condition

3. **Condition:** • No major deficiencies noted

BRANCH CIRCUIT \ General condition

4. **Condition:** • No major deficiencies were noted

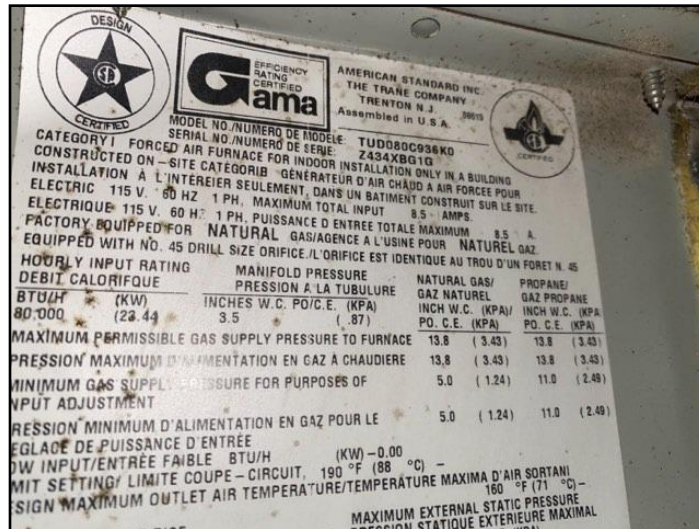
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Description

Heat distribution: • Fan/coil units

Furnace #1 - Age and type:

- Between 16 to 20 years old
- 2004



2.

- Gas-fired, mid-efficiency



3.

Furnace #2 - Age and type:

- Between 5 to 10 years old



4.

- Gas-fired, conventional



5.

Furnace #3 - Age and type:

- Between 5 to 10 years old

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6.

- Gas-fired, conventional



7.

Typical furnace life expectancy: • Conventional - 20 to 25 years

Heat pumps - general:

- Air-source system

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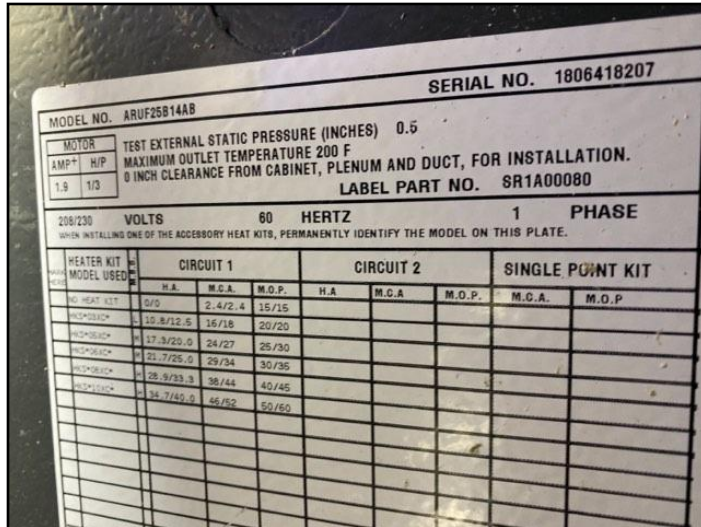
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8.

Heat pump unit #1 - Age:

- Between 5 to 10 years old



9.

Typical heat pump life expectancy: • Air Source - 20 to 25 years

Forced air heat distribution: • Overhead supply air registers • Floor level supply air registers

Forced air return network: • Air return is via grilles in the ceiling

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Limitations

Operating status: • The system was operating in Cooling mode.

Maintenance contract: • It could not be verified if one is in effect

Recommendations

GENERAL \ Overall condition

5. **Condition:** • The overall condition of the heating system is considered to be satisfactory.

GENERAL \ Level of Maintenance

6. **Condition:** • The Heating system has been well maintained for the most part.

FURNACES \ Unit #1

7. **Condition:** • Approaching end of typical life expectancy
Unit believed to be for the apartment is over 20 years

FURNACES \ Unit #2

8. **Condition:** • No major deficiencies noted

FURNACES \ Unit #3

9. **Condition:** • No major deficiencies noted

FORCED AIR SYSTEM COMPONENTS \ Supply air distribution

10. **Condition:** • No major deficiencies noted

FORCED AIR SYSTEM COMPONENTS \ Return air

11. **Condition:** • No major deficiencies noted

OPERATING STATUS \ Not operating

12. **Condition:** • Not tested

GENERAL - SYSTEM COMPONENTS \ Vent connector

13. **Condition:** • No major deficiencies noted

Location: Basement

HEATING

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10.



11.

GENERAL - SYSTEM COMPONENTS \ Combustion air

14. Condition: • Adequate

AIR CONDITIONING

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Description

Central Cooling: • Air-cooled, split system • Air source heat pump system

Split system condenser coil #1 - Age and compressor type:

- Over 20 years old



12.

- Air-cooled

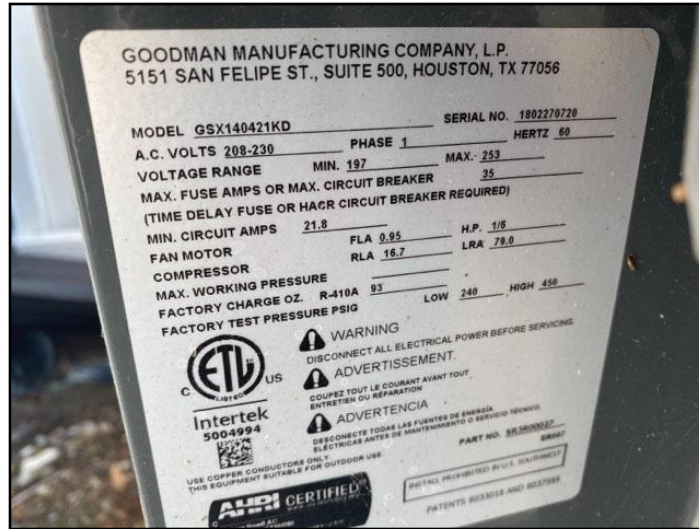


13.

Split system condenser coil #1 - Cooling capacity: • 2.5-tons

Split system condenser coil #2 - Age and compressor type:

- Between 5 to 10 years old



14.

- Air-cooled



15.

Split system condenser coil #2 - Cooling capacity: • 3.5-tons

Split system condenser coil #3 - Age and compressor type:

- Between 5 to 10 years old

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16.

- Air-cooled



17.

Split system condenser coil #3 - Cooling capacity: • 2-tons

Split system condenser coil #4 - Age and compressor type:

- Between 5 to 10 years old

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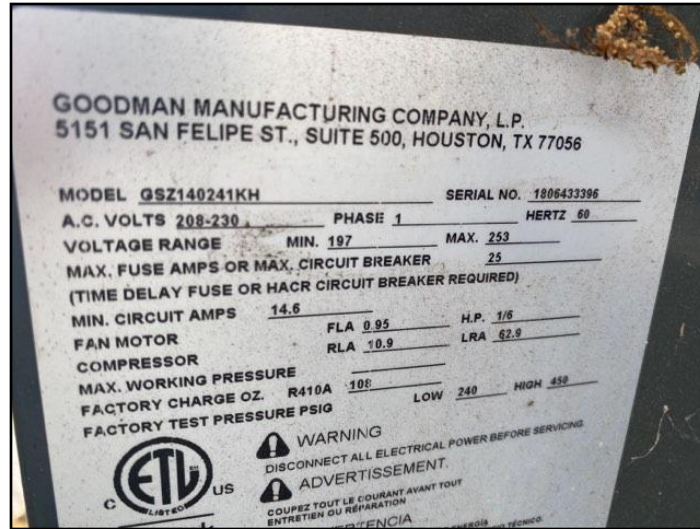
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18.

- Air-cooled



19.

Split system condenser coil #4 - Cooling capacity: • 2-tons

Typical split system life expectancy: • Air-cooled system - 12 to 15 years

Typical heat pump life expectancy: • Air-cooled system - 12 to 15 years

Air Distribution: • Same as described in Heating section

Return air arrangement: • Same as described in Heating section

Refrigerant noted in air-conditioning system(s): • R-22 • R-410A

Maintenance contract: • Not determined

AIR CONDITIONING

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Limitations

Operating status: • The system was operating in Cooling mode.

Recommendations

GENERAL \ Overall condition

15. Condition: • The overall condition of the air-conditioning system is considered to be satisfactory.

GENERAL \ Level of Maintenance

16. Condition: • The Air-conditioning system has been well maintained for the most part.

SPLIT SYSTEMS \ Condenser coil #1

17. Condition: • Beyond typical life expectancy
Unit believed to be for the apartment is over 20 years

OPERATING STATUS \ Operating

18. Condition: • No major deficiencies

AIR HANDLER / FAN COIL UNIT CONDITIONS \ Overall condition

19. Condition: • No major deficiencies

AIR HANDLER / FAN COIL UNIT CONDITIONS \ Condensate collection system

20. Condition: • No major deficiencies noted

AIR DISTRIBUTION COMPONENTS \ Supply air distribution

21. Condition: • Refer to Heating section

AIR DISTRIBUTION COMPONENTS \ Return air network

22. Condition: • Refer to Heating section

VENTILATION

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Description

Operable windows: • Office(s)

Operable doors: • Apartment(s)

Operable doors: • Offices

Recommendations

GENERAL \ Overall condition

23. Condition: • The overall condition of the ventilation system is considered to be satisfactory.

PLUMBING

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Description

Domestic water supply - size and pipe material: • 3/4-inch diameter • Copper • Plastic

Domestic water supply - shutoff:

- In the basement



20.

Supply plumbing pipe material examined: • Copper • Plastic

Drain, waste and vent piping material examined: • PVC plastic

Washroom locations: • Men's and women's in offices • Each apartment includes a standard four-piece bathroom

Domestic water heaters:

- Gas-fired



21.

Domestic water heater/boiler - approximate age:

- Between 5 and 10 yrs old
- 9 years

Typical domestic water heater/boiler life expectancy: • 15 years

Domestic water supplier: • City

Limitations

Supply plumbing pipe material: • The plumbing pipe provided to the apartments inspected was not determined

Domestic water supplier: • Not determined

Recommendations

GENERAL \ Overall condition

24. Condition: • The overall condition of the plumbing system is considered to be satisfactory.

GENERAL \ Level of Maintenance

25. Condition: • The Plumbing system has been well maintained for the most part.

SUPPLY \ Pressure and flow

26. Condition: • No major deficiencies noted

PIPING \ Supply

27. **Condition:** • No active leaks noted

PIPING \ Drain and waste

28. **Condition:** • No active leaks noted

DOMESTIC WATER HEATING \ Operating status and condition

29. **Condition:** • No major deficiencies noted

30. **Condition:** • Temperature Pressure Relief Valve discharge pipe runs verticle

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Location: Basement

Task: Improve



22.

FIXTURES \ General

31. **Condition:** • No major deficiencies noted

ROOFING

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Asphalt shingles (single-layer):

- Sloped roof(s)



23.



24.



25.



26.



27.



28.

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30.



31.



32.



33.

Asphalt shingles - approximate age: • Over 20 years old

Typical asphalt shingle roof life expectancy: • Architectural Shingles - 20-25 years

Sloped roof drainage: • Gutters and downspouts

Chimney - masonry: • Serving the heating equipment

Skylights - type: • Aluminum-framed

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Skylights - quantity: • 6 to 10

Limitations

Flat roof covering(s) - general: • The area below the wood deck could not be closely examined

Recommendations

GENERAL \ Overall condition

32. Condition: • The overall condition of the roofing system is considered to be fair.

GENERAL \ Level of Maintenance

33. Condition: • A considerable amount of deferred maintenance was noted.

ROLL ROOFING \ General

34. Condition: • Not intended for a flat roofing system membrane

Location: Rear Balcony

SLOPED ROOF(S) \ General condition

35. Condition: • Moderate deficiencies noted

ASPHALT SHINGLES \ Overall condition

36. Condition: • Fair

ASPHALT SHINGLES \ Maintenance level

37. Condition: • Lacking

ASPHALT SHINGLES \ Deficiencies

38. Condition: • Approaching end of typical life expectancy

Location: Throughout

Task: Further evaluation

Time: Immediate

39. Condition: • Damaged

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34.

40. Condition: • Cupped



35.

TYPICAL ROOF DEFECTS \ Flashings

41. Condition: • Loose

Location: Rear

Task: Improve

ROOFING

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36.

42. Condition: • Kick out flashing missing

Location: Rear

Task: Correct

Time: Immediate



37.

DRAINAGE \ Gutters and Downspouts

43. Condition: • Satisfactory condition

SKYLIGHTS \ General conditions

44. Condition: • No evidence of interior water penetration

INTERIOR COMPONENTS

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Description

Finished area floor coverings: • Carpet

Wall finishes: • Drywall

Ceiling finishes: • Suspended tile • Drywall

Ceiling finishes: • Wood

Staircases: • Wood • Steel

Limitations

Basement leakage: • Investigation in some areas was limited by storage. However, the presence of this storage directly on the floor suggests the absence of a chronic flooding problem

Recommendations

GENERAL \ Overall condition

45. Condition: • The overall condition of the interior components system is considered to be satisfactory.

GENERAL \ Level of Maintenance

46. Condition: • The Interior Components system has been well maintained for the most part.

GENERAL \ Interior Surfaces

47. Condition: • Walls relatively plumb, doorjambs square and floors reasonably level

48. Condition: • As is typical, the walls, ceilings, and floors show cosmetic deficiencies due to normal use

49. Condition: • Staining

Location: Office



38.

INTERIOR COMPONENTS

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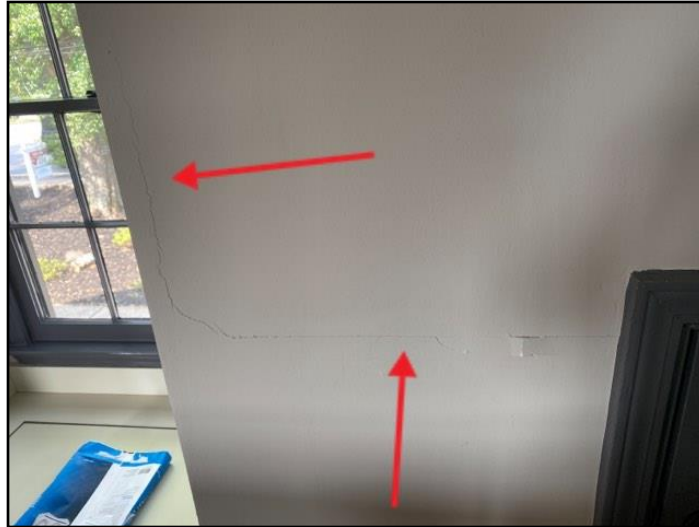
EXTERIOR C

APPENDIX

50. Condition: • Typical cracking

Location: Second Floor Office

Task: Improve



39.

BASEMENT LEAKAGE \ Evidence

51. Condition: • No evidence

INSULATION

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Description

General: • It should be understood that a review of the thermal characteristics of the building envelope is beyond the scope of our assessment. Only general information is provided here

Basement wall insulation material and approximate value: • Fiberglass insulation

Sloped ceiling insulation and approximate value: • Fiberglass insulation • Ventilated by soffit vents

Attic insulation and approximate value: • Fiberglass insulation

Limitations

General: • The extent or continuity of the insulation cannot be determined from this sampling

Sloped ceiling: • With no access, the amount of insulation could not be ascertained

Attic: • Access was limited

Recommendations

GENERAL \ Overall condition

52. Condition: • The overall condition of the insulation system is considered to be satisfactory.

GENERAL \ Level of Maintenance

53. Condition: • The Insulation system has been well maintained for the most part.

WALLS INSULATION \ General

54. Condition: • Wall insulation could not be verified

ATTIC INSULATION \ General

55. Condition: • Satisfactory

ATTIC INSULATION \ Ventilation

56. Condition: • Satisfactory

SLOPED ROOF / CATHEDRAL CEILING \ General

57. Condition: • Could not be accessed

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Description

Configuration: • Slab-on-grade • Basement below building
Foundation wall material: • Poured-concrete and concrete-block
Exterior walls: • Wood-frame
Floors: • Wood joists • Supported by concrete shear walls
Roof: • Wood deck • Supported by wood roof joists • Supported by exterior walls
Balconies: • Simply supported by columns • Wood structure

Limitations

General: • Interior and exterior finishes restricted the evaluation of the structure
Basement: • Most of the basement has been finished - structural members in this area could not be closely examined • Interior finishes restricted the evaluation of the structure
Attic: • Limited access - a full investigation was not possible here

Recommendations

GENERAL \ Overall condition

58. Condition: • The overall condition of the structural system is considered to be satisfactory.

GENERAL \ Level of Maintenance

59. Condition: • The Structural system has been well maintained for the most part.

GENERAL \ Structure

60. Condition: • Minor deficiencies noted

FOUNDATIONS \ Settlement and shrinkage cracks

61. Condition: • Settlement cracks noted

Location: Left Side

Task: Monitor

Time: Ongoing

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40.

FOUNDATIONS \ Water Damage

62. Condition: • None noted

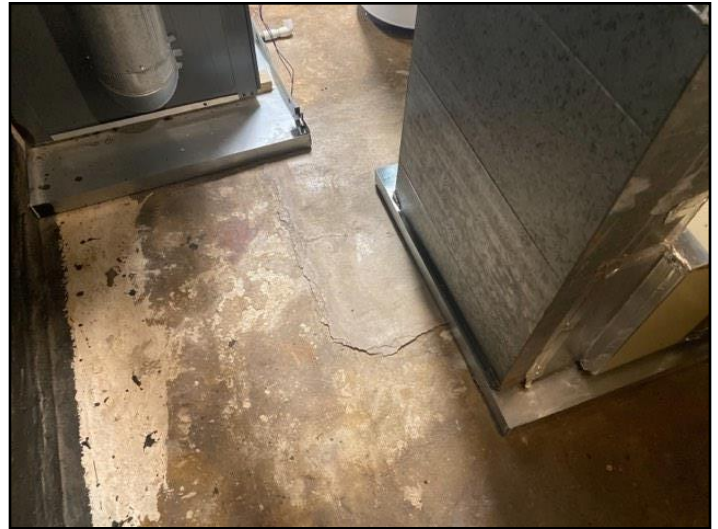
FLOORS \ Concrete

63. Condition: • Patch repairs noted

Location: Basement



41.



42.

TERMITES \ General

64. Condition: • No signs of damage noted

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Description

General: • Elevation pictures



43.



44.



45.



46.

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47.



48.



49.



50.

Exterior walls: • Hardboard Siding • Fiber Cement Siding • Concrete

Main entrance doors: • Wood-framed

Apartment doors: • Wood

Building windows: • Wood-framed • Vinyl-framed • Single-glazed • Fixed glazing • Single-hung

Retaining walls: • Concrete block

Pavement: • Rear of building

Sidewalks and walkways: • Poured-concrete

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Recommendations

GENERAL \ Overall condition

65. **Condition:** • The overall condition of the exterior system is considered to be serviceable.

GENERAL \ Level of Maintenance

66. **Condition:** • Some deferred maintenance was noted.

WALLS \ General condition

67. **Condition:** • Minor deficiencies noted

WALLS \ Masonry

68. **Condition:** • Mortar deterioration

WALLS \ Siding - wood

69. **Condition:** • No major deficiencies noted

WALLS \ Foundations

70. **Condition:** • Settlement cracks - Refer to Structure section

Location: Left Side

DOORS \ General

71. **Condition:** • No major deficiencies noted

WINDOWS \ General

72. **Condition:** • Minor deficiencies noted

WINDOWS \ Conditions

73. **Condition:** • Cracked pane

Location: Reception Area, left side office, Second Floor Office

Task: Repair or replace



51.



52.

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53.

74. Condition: • Painted closed

Location: Throughout

WOODWORK AND TRIM \ General

75. Condition: • Rotted

Location: Rear

Task: Improve

Time: Regular maintenance



54.



55.

PORCHES AND DECKS \ General

76. Condition: • No major deficiencies were noted

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SITE WORK \ Grading

77. Condition: • No major deficiencies were noted

SITE WORK \ Sidewalks and Walkways

78. Condition: • No major deficiencies were noted

SITE WORK \ Asphalt pavement

79. Condition: • Serviceable overall condition

80. Condition: • Large cracks

May be caused by tree root damage. Further evaluation recommended

Location: Front

Task: Repair or replace

Time: Immediate



56.

81. Condition: • Local surface deterioration

Location: Rear

Task: Further evaluation

Time: If necessary

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57.

SITE WORK \ Retaining walls

82. Condition: • Deteriorated

Location: Right Side

Task: Repair or replace

Time: Regular maintenance



58.

SITE WORK \ Signs and accessories

83. Condition: • No major deficiencies were noted

END OF REPORT

APPENDIX

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Summary of Preliminary Cost Estimates

Recommendation	Probable Cost	Year					
		0	1	2	3	4	5
Replace Architectural Shingles	\$ 15,000			\$ 15,000			
Repair Driveway and Resurface Parking Area	\$ 5,000				\$ 5,000		
Replace Furnace	\$ 3,500		\$ 3,500				
Replace four (4) Condensers	\$ 16,000		\$ 4,000				\$ 12,000
Replace Water Heater	\$ 1,500					\$ 1,500	
Total		2023	2024	2025	2026	2027	2028
	\$ 41,000	\$ -	\$ 7,500	\$ 15,000	\$ 5,000	\$ 1,500	\$ 12,000

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Equipment List

Description	Serial Number	Model Number	Capacity	Age/Year	Probability of Failure
Furnace #1	Z434XBG1G	TUD080C936K0	80,000	19 years	High
Furnace #2	1806463422	GMS80805CNBNE	80,000	5 years	Low
Furnace #3	1806195894	GMS80603ANBE	60,000	5 years	Low
Air Handler #1	1806418207	ARUF25B14AB	2 Ton	5 years	Low
Water Heater #1				9 years	Medium
Condenser #1	5428 M2502 08946	RAKA-0301AZ	2.5 Ton	21 years	High
Condenser #2	1802270720	GSX140421KD	3.5 Ton	5 years	Low
Condenser #3	1801459151	GSX140241LC	2 Ton	5 years	Low
Condenser #4	1806433396	GSZ140241KH	2 Ton	5 years	Low