

# INSPECTION REPORT



For the Property at:  
**296 QUINCY AVENUE**  
ATLANTA, GA 30316

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Prepared for: JOHN BENDER  
Inspection Date: Monday, October 2, 2023  
Prepared by: Steven Fish



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

[southeasternpca.com](http://southeasternpca.com)  
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October 18, 2023

Dear John Bender,

RE: Report No. 1045  
296 Quincy Avenue  
Atlanta, GA  
30316

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.

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# AGREEMENT

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## PARTIES TO THE AGREEMENT

### **Company**

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

### **Client**

John Bender

This is an agreement between John Bender 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, John Bender (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# SUMMARY A

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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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## Plumbing

### DOMESTIC WATER HEATING \ Operating status and condition

**Condition:** • Approaching the end of its expected useful life

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.

# SUMMARY B

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## Description

**Name of client:** • John Bender

**Client relationship to this property:** • Prospective purchaser

**Name of consultant:** • Steven Fish

**Purpose of the report:** • Property Condition Assessment

**Date of site visit:** • 10/2/2023

**General property description:** • Residential • Office

**Approximate size of building:** • 3700 sq ft

**Approximate age of building:** • 10 to 15 years

**Number of stories:** • 2

**Below grade area:** • Rear

**Approximate date of construction:** • 2011

**Attendees:** • Buyer's Agent • Seller's Agent

**Document review:** • No documents were available for review.

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

**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



## Description

**Electrical service to the building:** • Underground

**Main electrical service transformer:** • Pole-mounted tranformer • front of property

**Main building transformer size:** • Not determined

**Main building transformer ownership:** • Utility

**Electrical service size:**

- 200-amps
- Each unit

**Service distribution and metering:**

- The main service is divided to service several areas



1. Left Side Exterior

**Distribution panels:**

- Circuit breakers

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**2. Circuit Breaker Unit 1**

- Circuit breakers



**3. Circuit Breaker Unit 2**

- Circuit breakers



4. Circuit Breaker Unit 3

**Predominant wire types:** • Copper - non-metallic sheathed

**Lighting fixture types:** • Incandescent

**Grounding - electrical system:** • at grounding rods

**Electrical supplier:** • Not determined

## Limitations

**Main building transformer size or location:** • There is no information to indicate its size. • The utility may be able to provide more information.

## 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

### DISTRIBUTION EQUIPMENT \ Main distribution conditions

4. **Condition:** • Storage within one meter of equipment

# ELECTRICAL

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**Location:** Right Side

**Task:** Remove

**Time:** When necessary



5. *Right Side*

## **BRANCH CIRCUIT \ General condition**

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

## **SERVICE GROUNDING \ Grounded service**

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

# HEATING

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## Description

**Heat pumps - general:** • Electric units • Air-source system

**Heat pump unit #1 - Age:**

- Less than 5 years old



6. Heat Pump Unit 1



7. Heat Pump Unit 1

**Heat pump unit #2 - Age:**

- Less than 5 years old

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8. Heat Pump Unit 2



9. Heat Pump Unit 2

## Heat pump unit #3 - Age:

- Less than 5 years old



10. Heat Pump Unit 3



11. Heat Pump Unit 3

**Typical heat pump life expectancy:** • Air Source, Interior units - 18-25 years

**Forced air heat distribution:** • Overhead supply air registers

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

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## Limitations

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

## Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

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

### OPERATING STATUS \ Operating

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

# AIR CONDITIONING

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## Description

### Heat pump #1 - Age:

- Less than 5 years old



12. Heat Pump Unit 1



13. Heat Pump Unit 1

### Heat pump #1 - Cooling capacity: • 2.5-tons

### Heat pump #2 - Age:

- Less than 5 years old



14. Heat Pump Unit 2



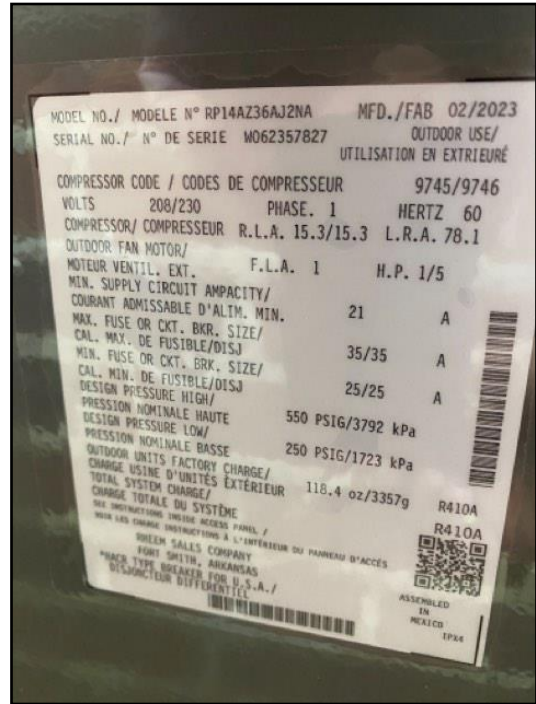
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15. Heat Pump Unit 2

Heat pump #2 - Cooling capacity: • 3-tons

Heat pump #3 - Age:

- Less than 5 years old



16. Heat Pump Unit 3



17. Heat Pump Unit 3

# AIR CONDITIONING

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**Heat pump #3 - Cooling capacity:** • 2.5-tons

**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-410A

**Maintenance contract:** • Not determined

## Limitations

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

## Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

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

### OPERATING STATUS \ Operating

**12. Condition:** • No major deficiencies

### AIR HANDLER / FAN COIL UNIT CONDITIONS \ Overall condition

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

### AIR HANDLER / FAN COIL UNIT CONDITIONS \ Condensate collection system

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

### AIR HANDLER / FAN COIL UNIT CONDITIONS \ Evaporator coil conditions

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

### AIR HANDLER / FAN COIL UNIT CONDITIONS \ Fan / motor

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

### AIR DISTRIBUTION COMPONENTS \ Supply air distribution

**17. Condition:** • Refer to Heating section

### AIR DISTRIBUTION COMPONENTS \ Return air network

**18. Condition:** • Refer to Heating section

# VENTILATION

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## Description

**Individual exhaust fans - areas serviced:** • Bathroom(s)

**Operable windows:** • Second Floor

**Operable doors:** • Storefront

## Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

**20. Condition:** • The Ventilation system has been well maintained for the most part.

### INDIVIDUAL EXHAUST FANS \ General

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

### WINDOWS \ General

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

Second floor windows appeared to be operable but where not tested

## Description

**Domestic water supply - size and pipe material:** • 1/2-inch diameter • 3/4-inch diameter • Copper • Plastic

**Domestic water supply - shutoff:** • At the exterior man hole

**Water meters:** • One

**Supply plumbing pipe material examined:** • Plastic

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

**Domestic water heaters:**

- Electric



18. Water Heater Unit 1

- Electric



19. Water Heater Unit 3

- Electric

# PLUMBING

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20. Water Heater Unit 2

**Domestic water heater/boiler - approximate age:** • Between 10 and 15 yrs old

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

**Sump pumps and locations:** • Rear



21. Sump Pump

**Domestic water supplier:** • City

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## Limitations

**General:** • Water heaters were not accessible due to storage and location

**Pumps:** • The sump pump was not observed in operation

## Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

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

### PIPING \ Supply

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

### PIPING \ Drain and waste

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

### DOMESTIC WATER HEATING \ Operating status and condition

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

**28. Condition:** • Approaching the end of its expected useful life

### FIXTURES \ General

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

# ROOFING

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## Description

### Asphalt shingles (single-layer):

- Sloped roof(s)



22. Rear



23. Rear



24. Left Side



25. Left Side



26. Front/ Right Side

**Asphalt shingles - approximate age:** • Between 10 and 15 years old

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

**Roof warranty or bond:** • Not verified

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**Sloped roof drainage:** • Gutters and downspouts • Downspouts discharge above grade

**Skylights - type:** • Aluminum-framed

**Skylights - quantity:** • Two

## Limitations

**Sloped roof covering(s) - general:** • Since the roof could not be walked on, it was viewed from the ground and by drone

## Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

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

### SLOPED ROOF(S) \ General condition

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

### ASPHALT SHINGLES \ Overall condition

**33. Condition:** • Serviceable

### ASPHALT SHINGLES \ Maintenance level

**34. Condition:** • Somewhat deferred

### ASPHALT SHINGLES \ Deficiencies

**35. Condition:** • Damaged

Typical granular loss and damage

**Location:** Throughout

**Task:** Monitor

**Time:** Unpredictable Regular maintenance



27. Left Side



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## TYPICAL ROOF DEFECTS \ Flashings

**36. Condition:** • Sealant is cracking

**Location:** Throughout

**Task:** Repair

**Time:** If necessary Regular maintenance



28. Left Side

## DRAINAGE \ Gutters and Downspouts

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

**38. Condition:** • Satisfactory condition

## SKYLIGHTS \ General conditions

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

**40. Condition:** • No evidence of interior water penetration

# INTERIOR COMPONENTS

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## Description

**Finished area floor coverings:** • Engineered flooring • Concrete

**Wall finishes:** • Drywall

**Ceiling finishes:** • Drywall • Drywall

**Staircases:** • Wood • Wood

## Recommendations

### GENERAL \ Overall condition

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

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

### GENERAL \ Level of Maintenance

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

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

### GENERAL \ Interior Surfaces

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

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

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

### STAIRWELLS \ General

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

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## Description

**Above grade wall insulation and approximate value:** • Fiberglass insulation

**Above grade wall insulation and approximate value:** • R value not determined but appears adequate

**Sloped ceiling insulation and approximate value:** • Not visible

## Limitations

**General:** • Where insulation was noted in the walls, it was spot-checked at an electrical outlet or other opening in the wall finish

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

## Recommendations

### GENERAL \ Overall condition

**49. Condition:** • The overall condition of the insulation system is considered to be satisfactory based off the sampling of visible insulation

### GENERAL \ Level of Maintenance

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

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## Description

- Configuration:** • Slab-on-grade
- Exterior walls:** • Wood-frame with brick-veneer
- Internal framing:** • Typical nominal lumber
- Floors:** • Reinforced concrete slabs
- Floors:** • I-Joists
- Roof:** • Wood deck • Supported by exterior walls
- Balconies:** • Wood structure

## Limitations

- General:** • Interior and exterior finishes restricted the evaluation of the structure

## Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

- 52. Condition:** • The Structural system has been well maintained for the most part.

### GENERAL \ Structure

- 53. Condition:** • No major structural defects were noted

### TERMITES \ General

- 54. Condition:** • No signs of damage noted

# EXTERIOR COMPONENTS

296 Quincy Avenue, Atlanta, GA    October 2, 2023

Report No. 1045

[southeasternpca.com](http://southeasternpca.com)

SUMMARY A

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AIR CONDITI

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## Description

**General:** • Exterior elevations



29. Front



30. Left Side



31. Rear



32. Right Side

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33. Parking Lot



34. Parking Lot

**Exterior walls:** • Brick veneer

**Exterior walls:** • Fiber Cement siding • Wood

**Main entrance doors:** • Wood-framed

**Personnel doors:** • Wood-framed • Single-glazed

**Office windows:** • Wood-framed • Double-glazed • Fixed glazing • Single-hung

**Building windows:** • Wood-framed

**Retaining walls:** • Brick

**Pavement:** • Rear of building • Less than 50 parking spaces • Interlocking pavers

**Pavement:** • Concrete pavement

**Parking ramp:** • Concrete

**Sidewalks and walkways:** • Poured-concrete

## Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

56. **Condition:** • The Exterior Components system has been well maintained for the most part.

### WALLS \ General condition

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

### WALLS \ Masonry

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

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Fiber-cement siding

## WALLS \ Brick veneer

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

## DOORS \ General

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

## DOORS \ Main entrance doors

61. **Condition:** • Rotted

Door trim previously repaired

**Location:** Front

**Task:** Repair or replace

**Time:** Regular maintenance



35. *Front*

## WINDOWS \ General

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

## WINDOWS \ Conditions

63. **Condition:** • Lost seal; formation of condensation between the glazing

It could not be determined if this window has lost its seal or if there is a reflective tint that has failed.

**Location:** Rear

**Task:** Be advised

## PORCHES AND DECKS \ General

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

## BASEMENT WALKOUTS \ General

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

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## SITE WORK \ Grading

**66. Condition:** • No major deficiencies were noted  
Sump pump drainage was noted on the right side of the building.



36.

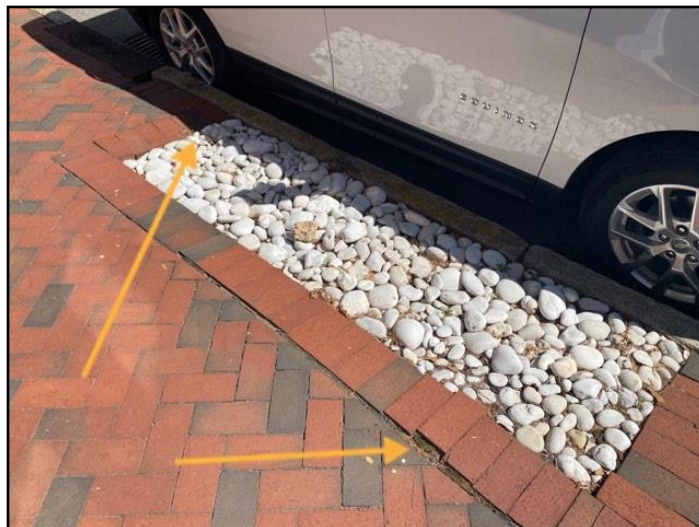
## SITE WORK \ Sidewalks and Walkways

**67. Condition:** • Settled relative to the curb  
It was not determined who is responsible for the repair and maintenance of this area. Request disclosure

**Location:** Front

**Task:** Improve

**Time:** Immediate



37. Front

## SITE WORK \ Retaining walls

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



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**END OF REPORT**

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STRUCTURE	EXTERIOR C	APPENDIX							



## Summary of Preliminary Cost Estimates

Recommendation	Probable Cost	Year					
		0	1	2	3	4	5
Replace Conv Water heaters (3 Units)	\$ 5,500			\$ 4,000			\$ 1,500
Paint exterior trim	\$ 3,000				\$ 3,000		
Replace Asphalt roofing	\$ 10,000						\$ 10,000
	<b>Total</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
	\$ 18,500	\$ -	\$ -	\$ 4,000	\$ 3,000	\$ -	\$ 11,500

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## Equipment List

Description	Serial Number	Model Number	Capacity	Age/Year	Probability of Failure
Air Handler #1	W092366765	RH2TZ3617STANNJ	3 TON	New	Low
Air Handler #2	0820F46408	FB4CNP030	2.5 TON	3 years	Low
Air Handler #3	1720F46030	FB4CNP030	2.5 TON	3 years	Low
Condenser #1	2020E23675	25HCE430A300	2.5 TON	3 years	Low
Condenser #2	W062357827	RP14AZ36AJ2NA	3 TON	New	Low
Condenser #3	3119E23986	25HCE430A300	2.5 TON	4 years	Low
Tankless Water Heater	Not Determined		Tankless		Medium
Conv. Water Heater	Not Determined			12 years	High
Conv. Water Heater	Not Determined				High