AMAC Inspections
RESIDENTIAL & BUSINESS

Inspection Report

Sample Report

544 West Emerald Street
Willard, OH 44890

Wednesday
June 22, 2022

Inspected By
Daniel McClain 2021004267
AMAC Inspection Services
(216) 856-2111
Dan@amacinspections.com
3192 junior parkway
Brunswick, OH 44212
www.amacinspections.com

CERTIFIED PROFESSIONAL INSPECTOR® InterNACHI® CPI

Summary Section

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

EXTERIOR/SITE/GROUND FOUNDATION

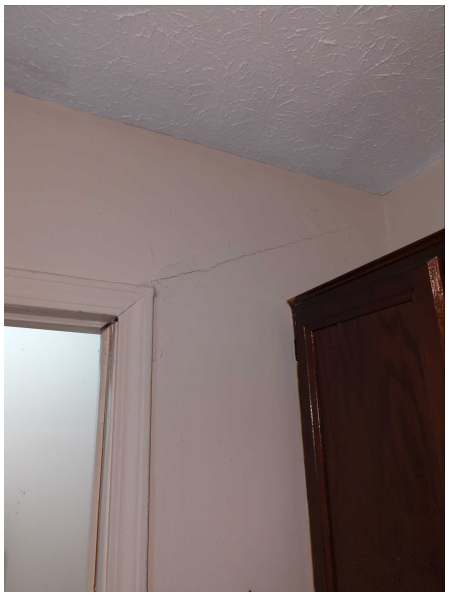
REPA EVAL **1:** The foundation shows signs of damage. We'd recommend further evaluation and repair.

Rear left corner has significant damage. Photo was blurry as such not included in the report.

UNIT 2 INTERIOR WALLS & CEILINGS

REPA EVAL **2:** The wall and ceiling surfaces appear to be properly installed and in good condition except in the kitchen. We recommend repair in that area to restore function and appearance.

Based on the size of the crack this could be a structural issue. We would recommend further evaluation



STRUCTURE FOUNDATION

REPA EVAL **3:** There is significant cracking in and signs of movement of the slab, walls or structure. It appears the foundation is failing. Taking the sagging joist, slopped floors, doorway crack, shifting pier and significant cracking in the block foundation, we recommend an engineer be retained to evaluate this foundation and determine what corrective measures are necessary.

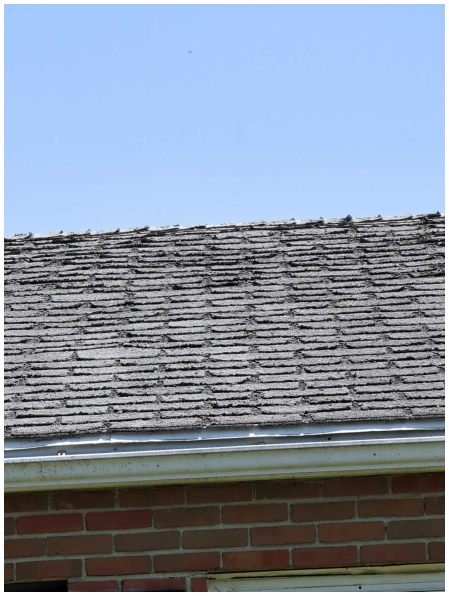
EXTERIOR/SITE/GROUND OUTDOOR RECEPTACLES

REPA **4:** The structure was built after 1971 and should have GFCI outlets in this location. We would recommend upgrading the current outlets to GFCI outlets.

COMPOSITION SHINGLE ROOFING SURFACE

REPA **5:** The shingles are damaged and deteriorated.

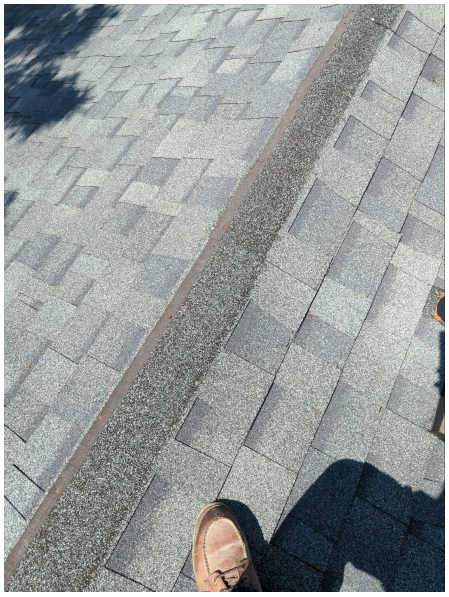
Unit 2's roof should be replaced.



Unit 2

REPA **6:** There are a significant number of loose and missing shingles on the ridge and throughout the field.

Unit 1,2 and 3 are missing a ridge vent. Unit 3 peak shingles are missing.



Unit 3

UNIT 1 INTERIOR SMOKE & CARBON MONOXIDE DETECTORS: OVERALL

REPA **7:** More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

Smoke detectors are required in each bedroom with carbon monoxide detectors in each living area.

UNIT 2 INTERIOR SMOKE & CARBON MONOXIDE DETECTORS: OVERALL

REPA **8:** More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

Smoke detectors are required in each bedroom with carbon monoxide detectors in each living area.

UNIT 3 INTERIOR SMOKE & CARBON MONOXIDE DETECTORS: OVERALL

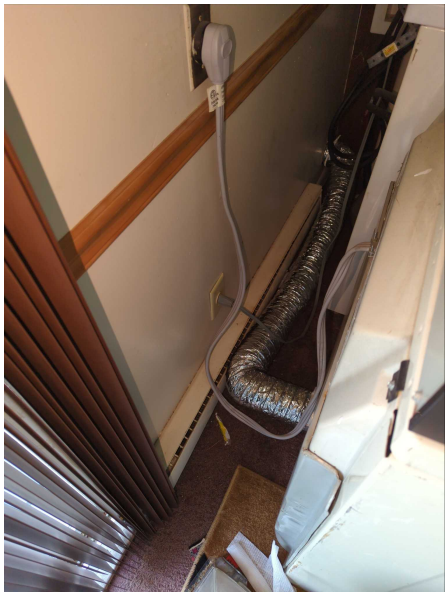
REPA **9:** More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

Smoke detectors are required in each bedroom with carbon monoxide detectors in each living area.

LAUNDRY AREA RECEPTACLES

REPA **10:** The structure was built after 1971 and should have GFCI outlets in this location. We would recommend upgrading the current outlets to GFCI outlets.

Unit 2 and 3



UNIT 1 WATER HEATER T/P RELEASE VALVE

REPA **11:** The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.

CRAWL SPACE FLOOR JOISTS

REPA **12:** The joists are sagging under the under unit 2. This is a relatively recent installation indicating improper design and/or workmanship. We recommend that additional support be installed in accordance with present standards.

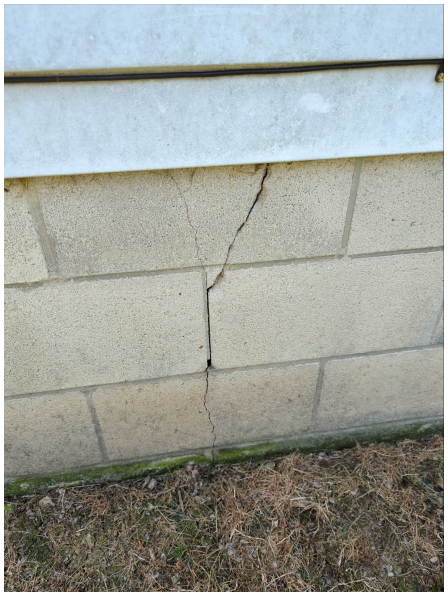
CRAWL SPACE PIERS

REPA **13:** A pier under the unit 2 has moved significantly since original installation and full support in this area is now compromised. We recommend that this pier be reinstalled.

EXTERIOR/SITE/GROUND FOUNDATION

EVAL **14:** Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation.

We recommend applying an exterior grade sealant to all cracks. This will help protect the structural integrity of the home.



COMPOSITION SHINGLE ROOFING FLASHINGS: OVERALL

EVAL **15:** Sections of flashings are missing. We recommend they be installed to prevent leakage.

Unit 3

EVAL **16:** Flashings are incorrectly installed and do not fully serve their intended purpose. We recommend repair or replacement to prevent leakage.

Unit 3

Unit 1

COMPOSITION SHINGLE ROOFING PLUMBING VENTS

EVAL **17:** The rubber boot is damaged and should be replaced. This will allow water to enter the structure

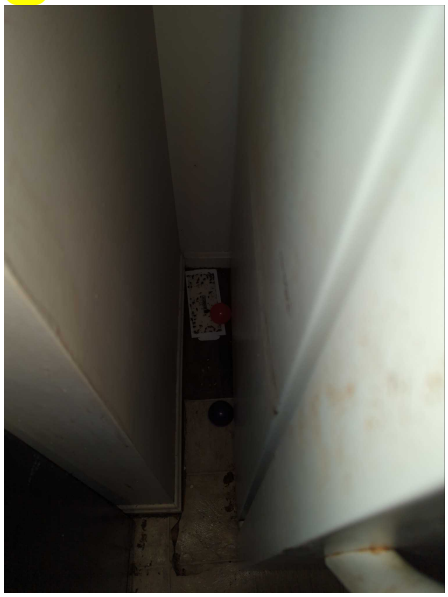
All units

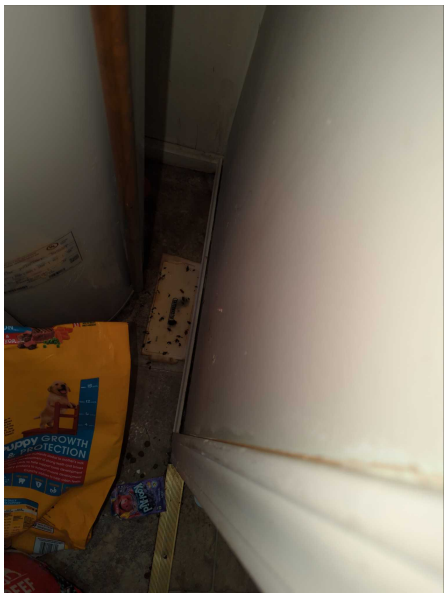
UNIT 2 ATTIC VENTILATION

EVAL **18:** The attic is not vented. Modern construction requires vent openings. The temperature in the attic space can rise to a very high level. We recommend installation of vents for interior comfort and to prolong the life of the roofing materials.

UNIT 1 INTERIOR BASIC INFORMATION

EVAL **19:** Pest





CRAWL SPACE DRAIN LINES

EVAL **20:** There is surface deterioration and leakage at the exposed and accessible piping. We recommend that these lines be repaired or replaced.

Wednesday, June 22, 2022
Sample Report
544 West Emerald Street
Willard, OH 44890

Dear Sample Report,

We have enclosed the report for the property inspection we conducted for you on Wednesday, June 22, 2022 at:

544 West Emerald Street
Willard, OH 44890

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

REPA = Safety, health or structural condition that should be corrected as soon as possible.
EVAL = Potentially safety, structural or health issue that should be addressed or repaired.
UPG = Upgrade recommended, but not required.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Daniel McClain
AMAC Inspection Services

AMAC Inspections
RESIDENTIAL & BUSINESS

Table of Contents

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION
For purposes of identification and reporting, the front of this building faces the street providing access.

NOTES
Over the course of this inspection the temperature was estimated to be between 80 and 100 degrees.

The weather was sunny at the time of our inspection.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

A driveway and/or street is shared with other properties. To determine if maintenance-sharing or liability agreements are in effect regarding the driveway or street, consult the owner of the subject property, neighboring owners or public records.

There is no garage on this property. Some jurisdictions require at least one covered parking area. No action is required, but the lack of a garage may impact the issuance of permits for future remodeling and/or additions.

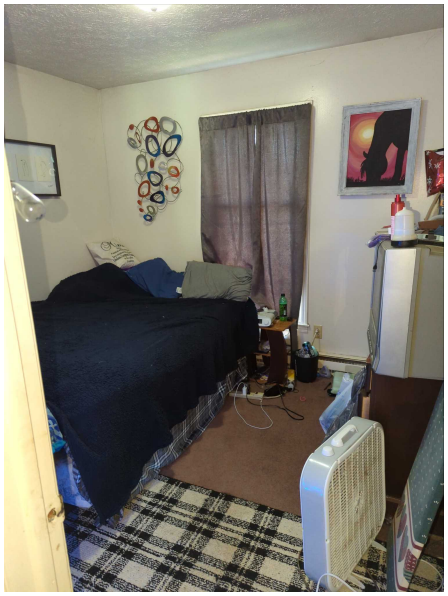
There are conditions conducive to the growth of Fungi and/or related Pathogenic Organisms. These substances may be present at this time.

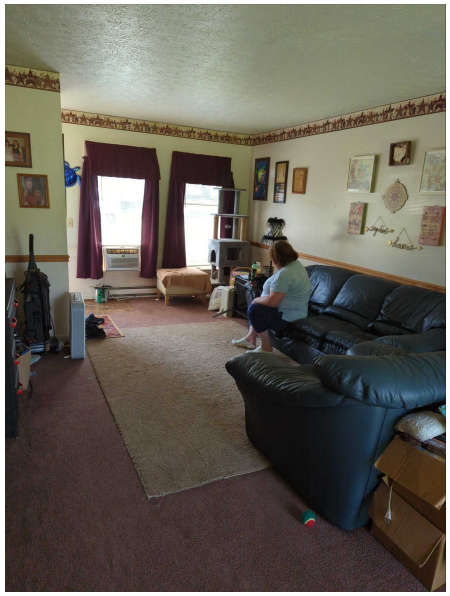
The inspection does not include reporting on the presence of these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

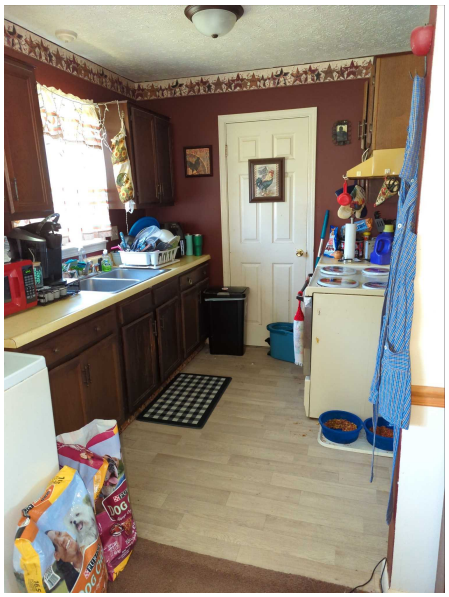
The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

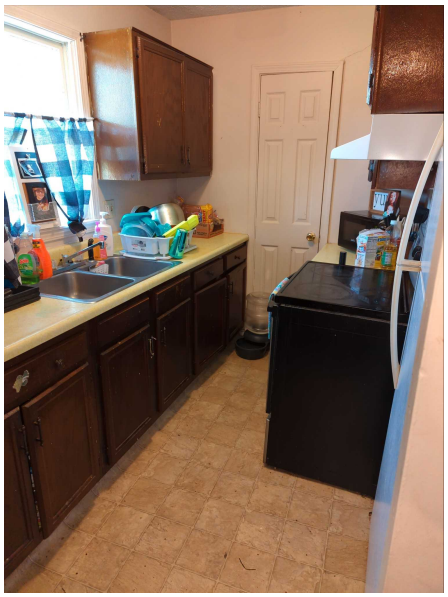
Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

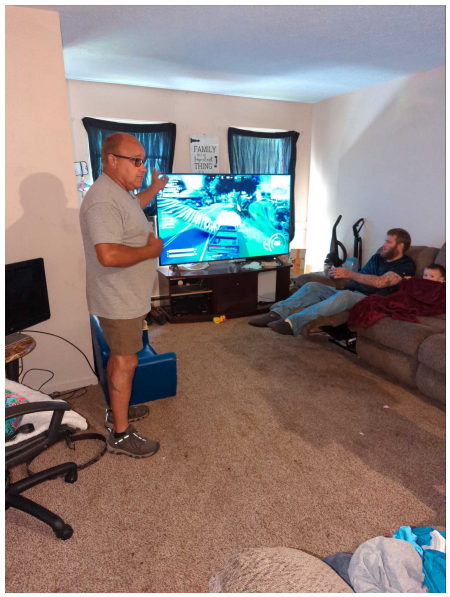

Unit 3

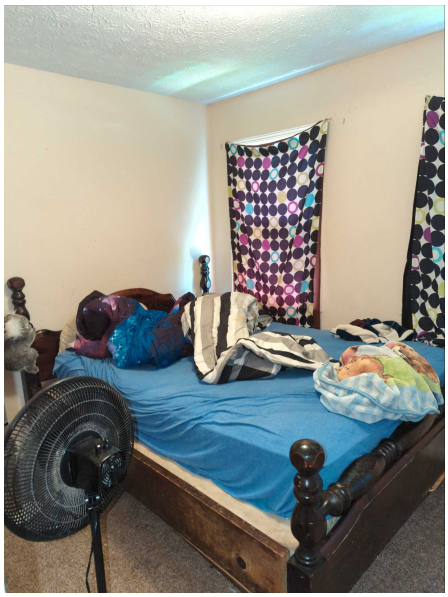

Unit 3


Unit 3

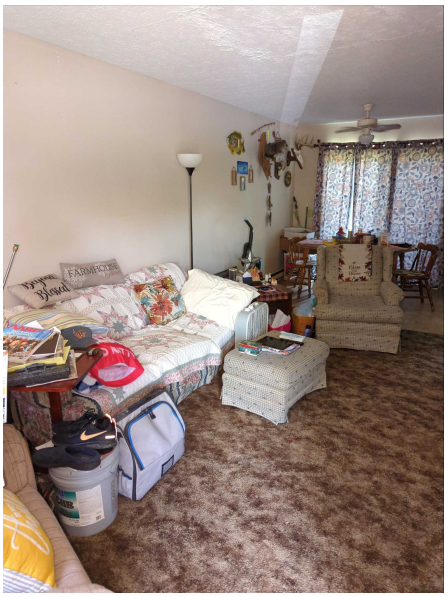

Unit 3

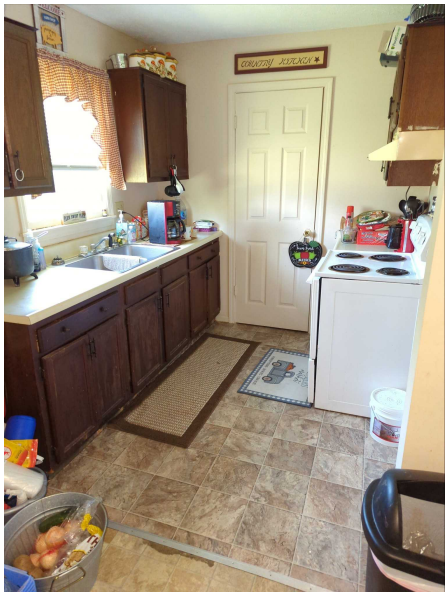

Kitchen unit 2


Unit 2

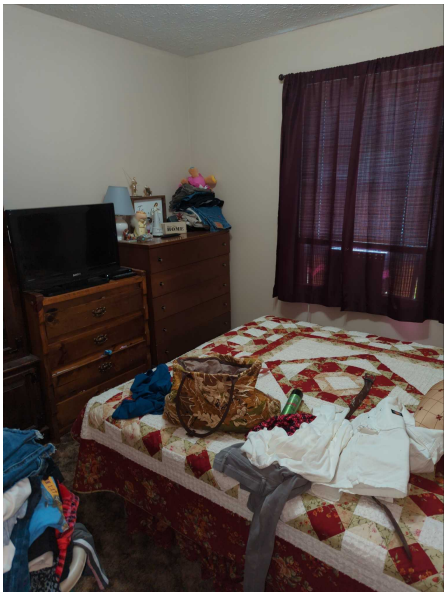

Unit 2


Unit 2


Unit 1


Unit 1


Unit 1


Unit 1

Exterior/Site/Ground

BASIC INFORMATION

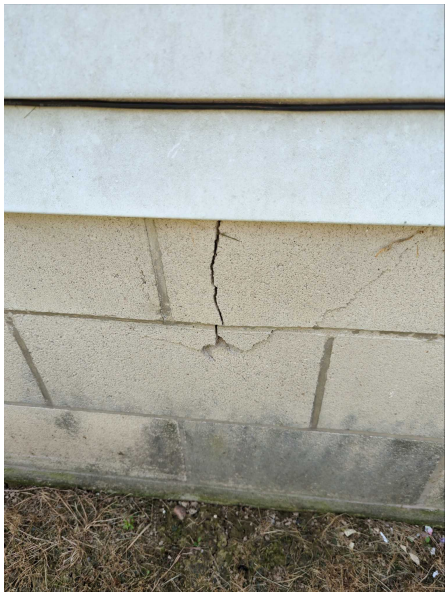
Site grading: Sloped away from structure
General lot topography: Flat lot
Driveway: Asphalt
Walkways: Concrete
Primary exterior wall covering: Metal siding

FOUNDATION

EVAL Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation.

We recommend applying an exterior grade sealant to all cracks. This will help protect the structural integrity of the home.

There are small and/or moderate cracks visible. We observed no related conditions suggesting the need for immediate repairs. However all crack should be sealed with an appropriate exterior grade sealant the prevent further deterioration. We recommend these cracks be sealed and monitored. If ongoing movement is observed, further review would then be recommended.



Unit 3

The block foundation shows signs of deterioration. We'd recommend having this properly repaired to minimize any further impact to the structure.

REPA EVAL The foundation shows signs of damage. We'd recommend further evaluation and repair.

Rear left corner has significant damage. Photo was blurry as such not included in the report.

PEST CONTROL

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

EXTERIOR PLUMBING

The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. We make no attempt to locate and test every hose bib. Testing of irrigation systems is beyond the scope of our inspection.

Testing of the irrigation system and/or automatic timer is beyond the scope of this inspection.

SERVICE DROP

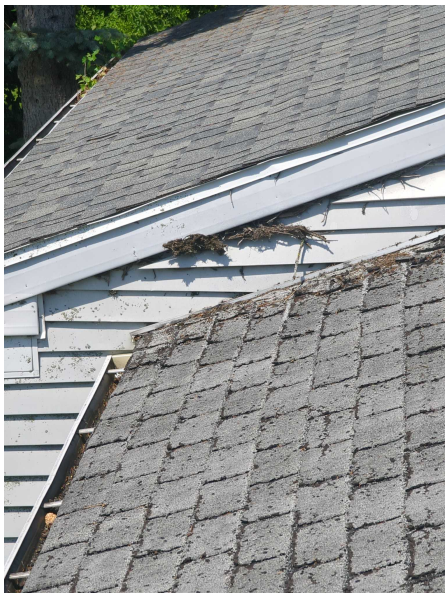
The service drop appears to be properly installed and in good condition.

OUTDOOR RECEPTACLES

REPA The structure was built after 1971 and should have GFCI outlets in this location. We would recommend upgrading the current outlets to GFCI outlets.

ALUMINUM SIDING

Sections of the aluminum siding at the right side of unit 1. are damaged. We recommend they be repaired or replaced.



TRIM

The trim at the separation point between unit 2 and 3 is deteriorated. We recommend it be repaired or replaced.

FASCIA

The fascia appears to be properly installed and in good condition.

EAVES/SOFFITS

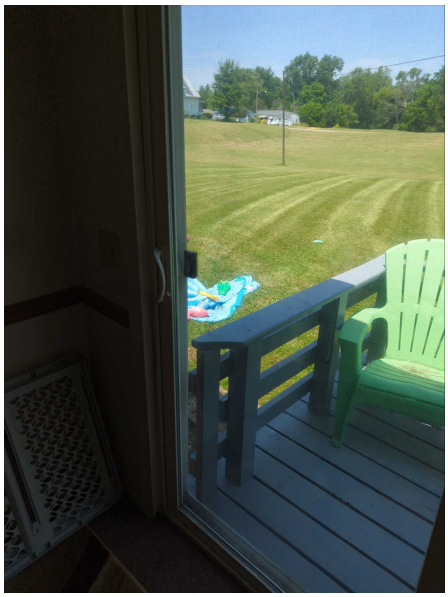
The eaves and overhangs appear to be properly installed and in good condition.

PAINT/STAIN

The exterior paint is in fair to good condition but appears a bit 'tired'. There are no surfaces that need painting for other than cosmetic reasons.

DOORS

The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below.



Screen door unit 3

WINDOWS

The windows appear to be properly installed and in serviceable condition.

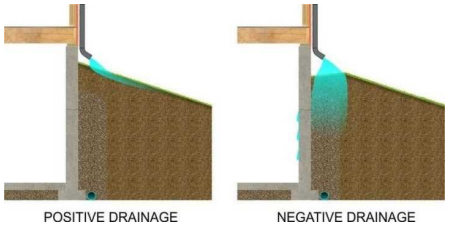
SCREENS

There are several missing and/or damaged window/door screens throughout this home.

GRADING

UPG Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading to a minimum of 1 inch rise for every 6 feet of land, would help ensure that surface water flows away from the structure.

The photo is representative of the entire rear of the structure.



DRIVEWAY

The driveway is paved with asphalt paving mix. It shows normal wear, but otherwise, it is in generally good condition.

WALKWAYS

The walkways appear to be properly installed and are in serviceable condition.

DECK

The decks appear to be properly constructed and generally in serviceable condition, with exceptions noted below.

All three decks have been nailed to the structure opposed to lag bolted. We'd recommend upgrading the lag bolts to protect the integrity of

DECK SUPPORTS

The deck is supported by poured concrete columns.

UPG There is earth-to-wood contact at the bottoms of some deck support posts. This condition is conducive to infestation of wood-destroying pests/organisms. We recommend that all earth-to-wood contacts be broken and any damaged materials be replaced.

This photo was representative of all three decks.

RAILINGS

UPG At unit 1 and 2, the railing construction is deficient by present standards. Modifications to eliminate hazards, especially for children, are recommended as an upgrade. The local building authority can supply minimum present standards.

VEGETATION

We recommend the trees overhanging the roof be trimmed to prevent damage of the roofing surface, and allow free flow of roof runoff.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

Location: Covers whole building
Roof slope: Low pitch
Material: Asphalt composition shingle
Layers: Multiple layers
Connections and penetrations: Sealed with metal flashing
Roof drainage system: Gutters and downspouts

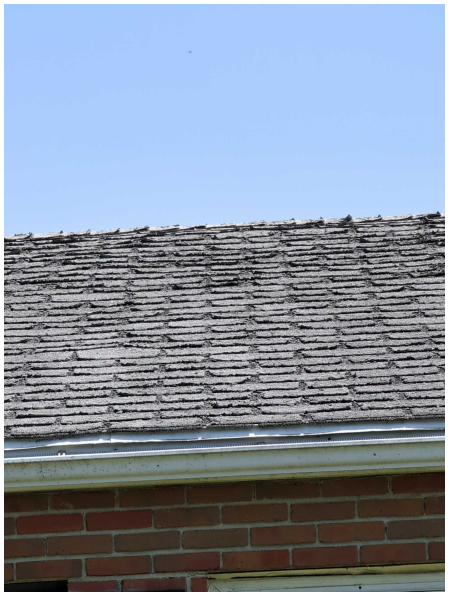
INSPECTION METHOD

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE

REPA The shingles are damaged and deteriorated.

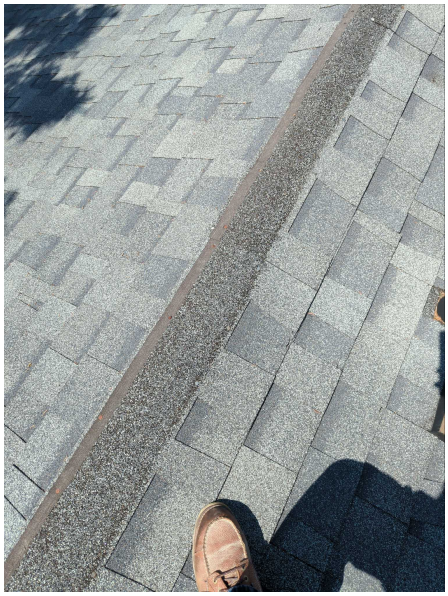
Unit 2's roof should be replaced.



Unit 2

REPA There are a significant number of loose and missing shingles on the ridge and throughout the field.

Unit 1,2 and 3 are missing a ridge vent. Unit 3 peak shingles are missing.



Unit 3

FLASHINGS: OVERALL

Metal flashing has been used to seal the connections and penetrations.

EVAL Sections of flashings are missing. We recommend they be installed to prevent leakage.

Unit 3

EVAL Flashings are incorrectly installed and do not fully serve their intended purpose. We recommend repair or replacement to prevent leakage.


Unit 3


Unit 1

PLUMBING VENTS

EVAL The rubber boot is damaged and should be replaced. This will allow water to enter the structure

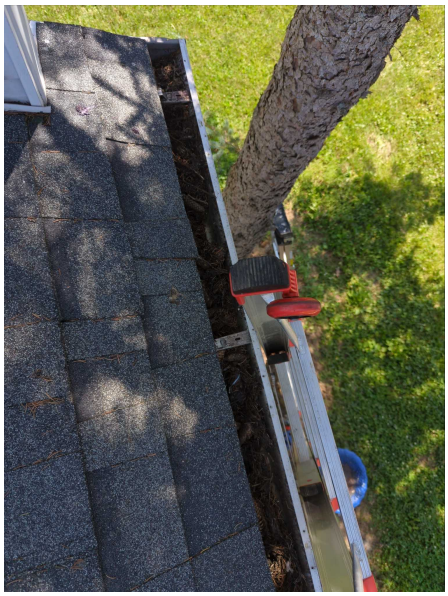

All units

GUTTERS

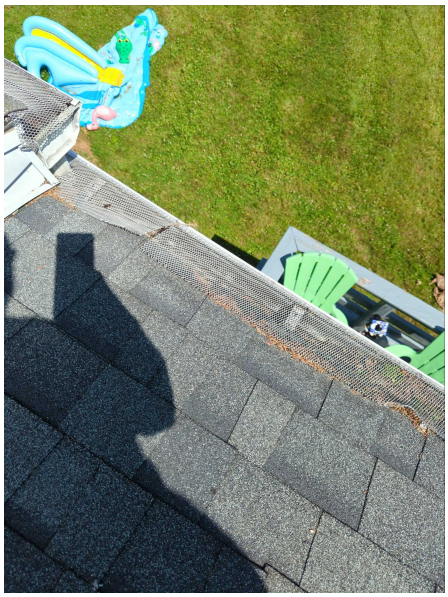
Roof runoff water is diverted to the downspouts by gutters integrated into the roofing surface.

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

Debris was present in the gutters, which limited our visual inspection. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.



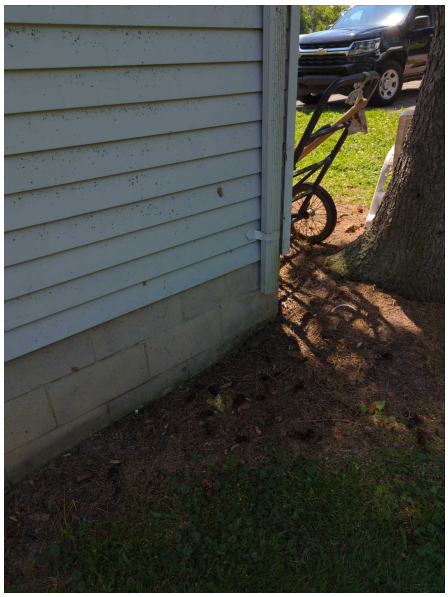
The gutters are covered with a mesh designed to prevent accumulation of debris. These screens do keep out the larger leaves but tend to make cleaning (still necessary) more difficult. Keeping or removing the screens is the owner's choice.



DOWNSPOUTS

The downspout at the rear unit 3 has been damaged. Replacement is recommended.

Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.



Unit 1

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

Unit 1

ACCESS/ENTRY
The attic access is located in the unit 1 bedroom closet.

ATTIC INSULATION
The attic was inaccessible and could not be inspected.

SHEATHING
The roof sheathing is plywood nailed solidly across the rafters.

The sheathing has staining and discoloration which could be consistent with an organic material. Would recommend having this cleaned / mitigated. There is no structural damage based on the view that we were able to see.

VENTILATION
Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

The attic is not vented. Modern construction requires vent openings. The temperature in the attic space can rise to a very high level. We recommend installation of vents for interior comfort and to prolong the life of the roofing materials.

Unit 2

ACCESS/ENTRY
The attic access is located in the master bedroom closet.

Due to limited clearances, only a partial inspection of the attic space was performed from the access opening. If access is required for maintenance, installation of secured walking planks above the ceiling joists would be a beneficial upgrade.

The access opening cover is missing. We recommend a new insulated cover be installed.

PEST CONTROL
Our observation regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Rodents have been active in the attic in the past. It is possible there is no current infestation. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator would be recommended if problems persist.

ATTIC INSULATION
The attic was inaccessible and could not be inspected.

SHEATHING
The roof sheathing is the material directly supporting the roof covering.

The roof sheathing is plywood nailed solidly across the rafters.

VENTILATION
Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

EVAL The attic is not vented. Modern construction requires vent openings. The temperature in the attic space can rise to a very high level. We recommend installation of vents for interior comfort and to prolong the life of the roofing materials.

Unit 3

ACCESS/ENTRY
The attic access is located in the master bedroom closet.

Personal storage was blocking the attic access opening. Therefore, the attic space is considered inaccessible and was not inspected. Ideally, the personal belongings should be removed so the attic may be examined.

VENTILATION
Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

The attic is not vented. Modern construction requires vent openings. The temperature in the attic space can rise to a very high level. We recommend installation of vents for interior comfort and to prolong the life of the roofing materials.

Interior

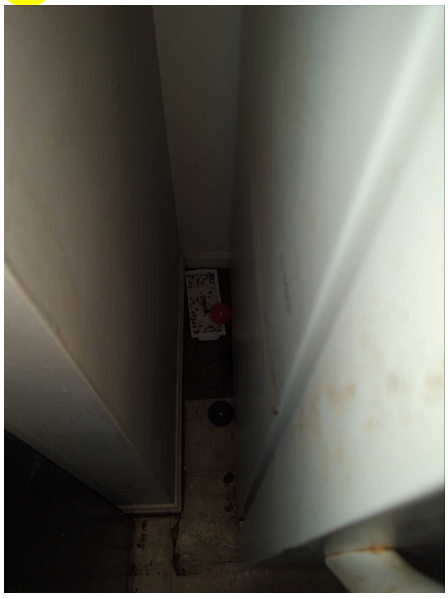
Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

Unit 1

BASIC INFORMATION

Number of bedrooms: One
Number of bathrooms: One
Finished ceiling material: Drywall
Finished floor material: Carpet and vinyl
Finished wall material: Drywall

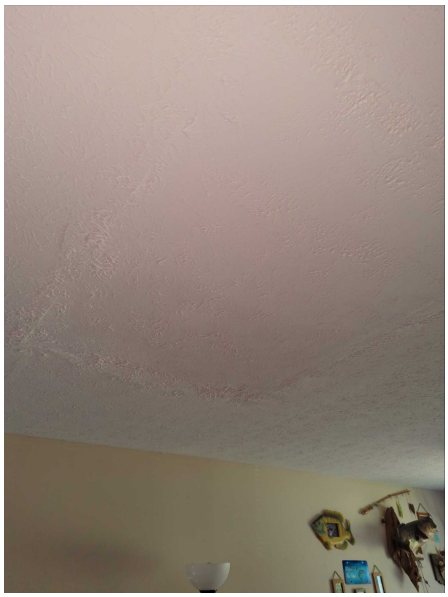
EVAL Pest



SURFACES: OVERALL

The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

WALLS & CEILINGS
The wall and ceiling surfaces appear to be properly installed and in good condition except in the living room. We recommend repair in that area to restore function and appearance.



FLOORS: OVERALL
The floors have a good appearance and are in serviceable condition.

The interior floors are sloped in some areas. Individual perception and sensitivity to floor sloping varies greatly.

DOORS: OVERALL
The interior doors appear to be properly installed and in good condition.

WINDOWS: OVERALL
We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

SMOKE & CARBON MONOXIDE DETECTORS: OVERALL

REPA More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

Smoke detectors are required in each bedroom with carbon monoxide detectors in each living area.

FIRE EXTINGUISHER

There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

HEAT SOURCE

We observed a permanent heat source in each room throughout the building.

Unit 2

BASIC INFORMATION

Number of bedrooms: One
Number of bathrooms: One
Window material: Wood
Finished ceiling material: Drywall
Finished floor material: Carpet
Finished floor material: Carpet and vinyl
Finished wall material: Drywall

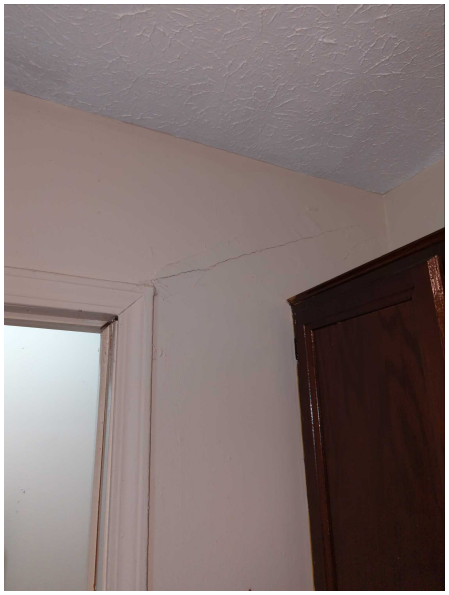
SURFACES: OVERALL

The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

WALLS & CEILINGS

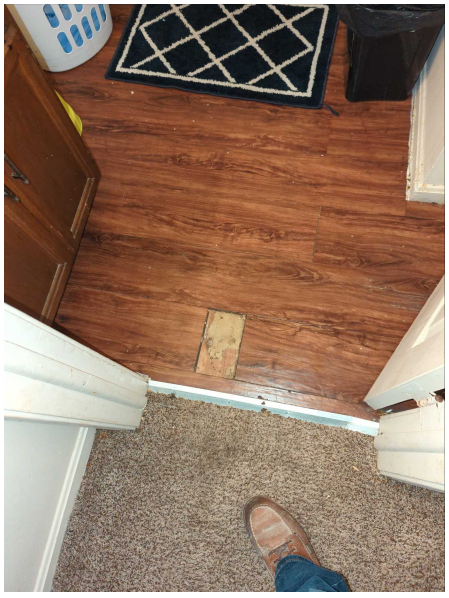
REPA EVAL The wall and ceiling surfaces appear to be properly installed and in good condition except in the kitchen. We recommend repair in that area to restore function and appearance.

Based on the size of the crack this could be a structural issue. We would recommend further evaluation



FLOORS: OVERALL

The floors have a good appearance and are in serviceable condition, with exceptions noted below.



Bathroom floor

The interior floors are sloped in some areas. Individual perception and sensitivity to floor sloping varies greatly.

WINDOWS: OVERALL
We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

SMOKE & CARBON MONOXIDE DETECTORS: OVERALL
REPA More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

Smoke detectors are required in each bedroom with carbon monoxide detectors in each living area.

FIRE EXTINGUISHER
There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

HEAT SOURCE
We observed a permanent heat source in each room throughout the building.

Unit 3

BASIC INFORMATION
Number of bedrooms: One
Number of bathrooms: One
Window material: Wood
Finished ceiling material: Drywall
Finished floor material: Carpet and vinyl
Finished wall material: Drywall

SURFACES: OVERALL
The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

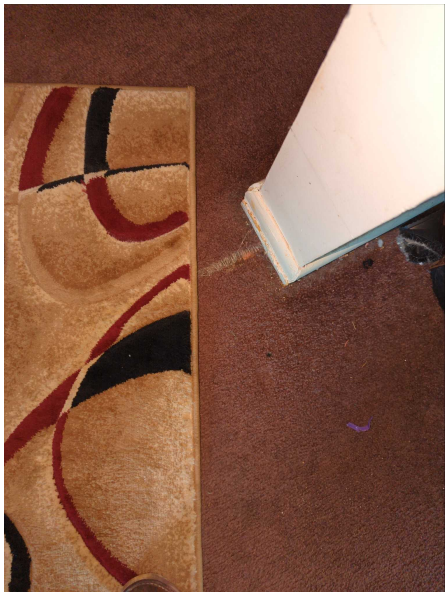
WALLS & CEILINGS
The wall and ceiling surfaces appear to be properly installed and in good condition.

The wall and ceiling surfaces appear to be properly installed and in good condition except in the closet. We recommend repair in that area to restore function and appearance.

Conducted a moisture reading in all levels were within standard. This must be from the past water event.

FLOORS: OVERALL
The floors have a good appearance and are in serviceable condition, with exceptions noted below.

Torn seam in unit.



DOORS: OVERALL
The interior doors appear to be properly installed and in good condition.

WINDOWS: OVERALL
We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

SMOKE & CARBON MONOXIDE DETECTORS: OVERALL
REPA More smoke/carbon monoxide detectors will be required in this building to ensure adequate safety for the occupants in the event of an emergency. We recommend placement in accordance with the manufacturer's instructions.

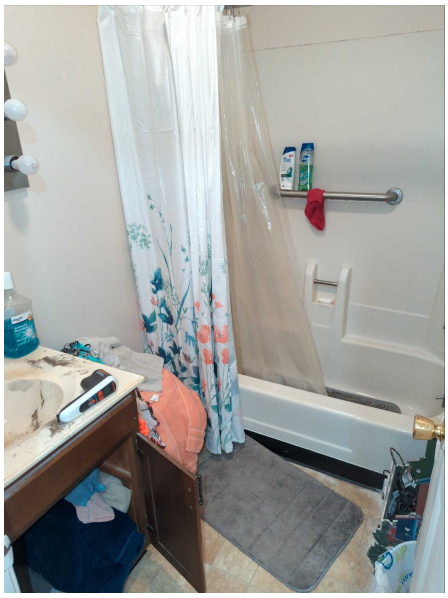
Smoke detectors are required in each bedroom with carbon monoxide detectors in each living area.

HEAT SOURCE
We observed a permanent heat source in each room throughout the building.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Unit 1



DRAIN TRAP
The drain trap and associated piping are ABS plastic.

TOILET
The toilet was flushed and appeared to be functioning properly.

WATER BASIN
The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

BATHTUB
The bathtub is a sunken bathtub.

The drain stop is missing. We recommend it be replaced.

The drain is slow. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

SHOWER
The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES
The receptacle appears to be properly installed and was operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

VENTILATION
Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

SHOWER WALLS
The shower walls appear to be properly installed and in serviceable condition.

GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Unit 2

DRAIN TRAP
The drain trap and associated piping are ABS plastic.

TOILET
The toilet was flushed and appeared to be functioning properly.

WATER BASIN
The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

The drain stop is missing. We recommend it be replaced.

BATHTUB
The bathtub is a sunken bathtub.

The drain stop is missing. We recommend it be replaced.

SHOWER
The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES
The receptacle appears to be properly installed and was operational.

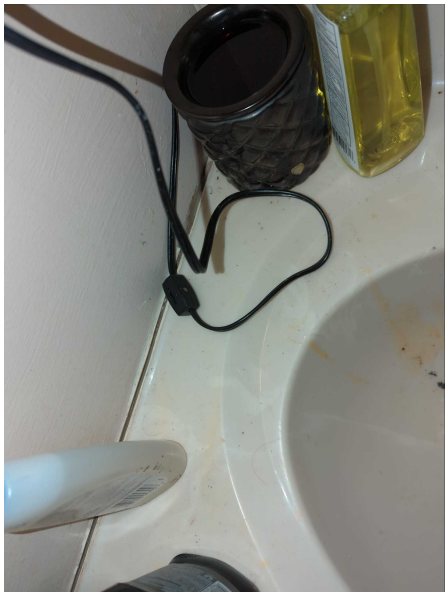
GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

VENTILATION
Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

SHOWER WALLS
The shower walls appear to be properly installed and in serviceable condition.

COUNTERTOPS
The countertop is marble.

The countertop has been installed in a substandard manner. We recommend it be reinstalled properly.


Not secure

GENERAL COMMENT
This area is in need of repair as noted above or in other sections of this report.

Unit 3

DRAIN TRAP
The drain trap and associated piping are ABS plastic.

TOILET
The toilet was flushed and appeared to be functioning properly.

WATER BASIN
The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

The drain stop is missing. We recommend it be replaced.

BATHTUB
The bathtub is a sunken bathtub.

The bathtub appears to be properly installed and in serviceable condition.

The drain is slow. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be 'snaked' by a professional sewer cleaning service.

SHOWER
The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES
The receptacle appears to be properly installed and was operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

VENTILATION
Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

BATHROOM FLOOR
The finish floor in this bathroom is sheet vinyl.

COUNTERTOPS
The countertop is marble.

HEAT OUTLET
The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

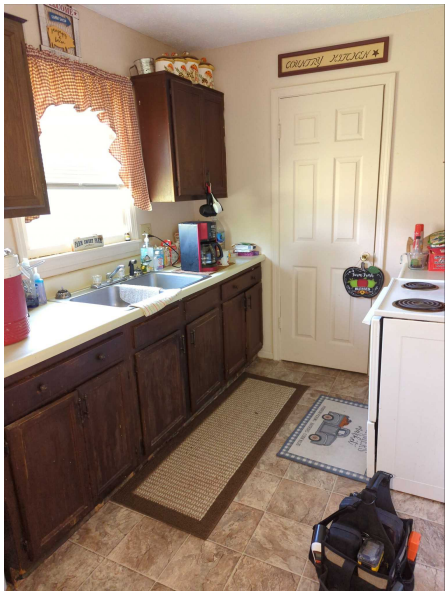
GENERAL COMMENT
The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

Unit 1

BASIC INFORMATION
Energy: Electric appliances only



DRAIN TRAPS
The drain trap and associated piping are ABS plastic.

AIR GAP
The dishwasher drain discharges into an approved standpipe which supplies the required separation of the supply water from the waste water.

SINK
The sink is metal.

There is a double sink.

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES
The receptacles appear to be properly installed and were operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

APPLIANCES: OVERALL
All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

STOVE
Manufacturer: Crosley
The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

REFRIGERATOR
The refrigerator was functional at the time of the inspection.

VENTILATION
Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

COUNTERTOPS
The countertop is a plastic laminate.

FIRE EXTINGUISHER
There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

HEAT OUTLET
The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

Unit 3

DRAIN TRAPS
The drain trap and associated piping are ABS plastic.

AIR GAP
The dishwasher drain has no air-gap. The dishwasher will function without it, but the installation does not meet present standards. We suggest installation of an air-gap at the time the dishwasher is replaced or other plumbing work is undertaken.

SINK
The sink is metal.

There is a double sink.

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES
The receptacles appear to be properly installed and were operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

APPLIANCES: OVERALL
All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

STOVE
Manufacturer: Hotpoint
The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

REFRIGERATOR
The refrigerator was functional at the time of the inspection.

VENTILATION
Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

COUNTERTOPS
The countertop is a plastic laminate.

FIRE EXTINGUISHER
There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

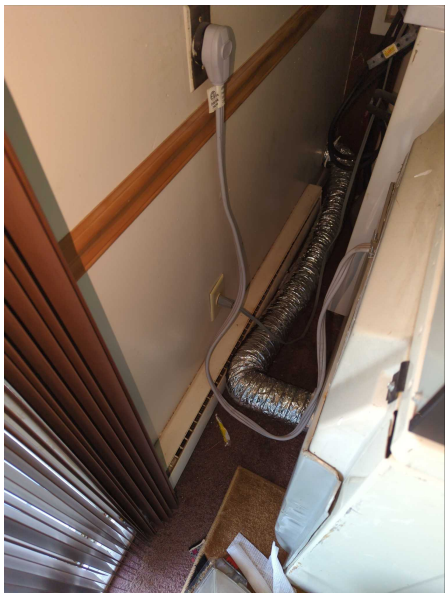
Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

RECEPTACLES

REPA The structure was built after 1971 and should have GFCI outlets in this location. We would recommend upgrading the current outlets to GFCI outlets.

Unit 2 and 3



DRYER VENT

UPG Corrugated dryer vents may only be used for the six foot section connected to the dryer and cannot be installed through walls or floors. The existing long corrugated vent line should be replaced with a smooth wall vent, as per present standards.

Unit 2 and 3

WASHER/DRYER

The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

Domestic water source: Public supply
Landscape water source: Public supply
Landscape water source: Private well water
Main water line: Copper
Supply piping: Plastic where seen
Waste disposal: Municipal
Waste piping: Plastic where seen

WATER SHUTOFF LOCATION

We were unable to locate the main shut-off for the domestic water supply system.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

Unit 1

BASIC INFORMATION
Location: In a hall closet

Energy source: Electricity
Capacity: 30 gallons
Age: Estimated to be 8 years old
Unit type: Free standing tank
Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding

Insulation: None present

Manufacturer: Whirlpool
Model: e30h645100

T/P RELEASE VALVE
The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

REPA The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.

OVERFLOW PAN
UPG Not present - Recommend installing a overflow plan with the next upgrade.

WATER CONNECTORS
The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

GENERAL COMMENT
This water heater is in the middle of its expected service life, was operating and with routine maintenance should be reliable for a number of years.

It's important to ensure the hot water tank is drained and refilled on an annualized basis. This helps to keep the take functioning at optimal levels and increase the life expectancy.

Unit 2

BASIC INFORMATION

Location: In a hall closet

Energy source: Electricity
Capacity: 30 gallons
Age: Estimated to be 10 years old
Unit type: Free standing tank
Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding
Insulation: None present
Manufacturer: Lochinvar
Model: lta030kd200

T/P RELEASE VALVE

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

OVERFLOW PAN

UPG Not present - Recommend installing a overflow plan with the next upgrade.

WATER CONNECTORS
The water connections are heavily corroded and show signs of previous leakage. We recommend replacement.

GENERAL COMMENT
This water heater is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.

It's important to ensure the hot water tank is drained and refilled on an annualized basis. This helps to keep the take functioning at optimal levels and increase the life expectancy.

Unit 3

BASIC INFORMATION
Location: In a hall closet

Energy source: Electricity
Capacity: 40 gallons

Age: Estimated to be 3 years old
Unit type: Free standing tank
Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding
Insulation: None present
Manufacturer: Ao Smith
Model: e640r45dv110

T/P RELEASE VALVE
The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

OVERFLOW PAN
UPG Not present - Recommend installing a overflow plan with the next upgrade.

WATER CONNECTORS
The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

GENERAL COMMENT
This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

It's important to ensure the hot water tank is drained and refilled on an annualized basis. This helps to keep the take functioning at optimal levels and increase the life expectancy.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Electric Resistance

Unit 1 Electric Resistance Heat

ELECTRIC BASEBOARD
Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

THERMOSTAT
The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT
The heating is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

Unit 3 Electric Resistance Heat

ELECTRIC BASEBOARD
Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

THERMOSTAT
The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT
The heating is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

Unit 1

BASIC INFORMATION

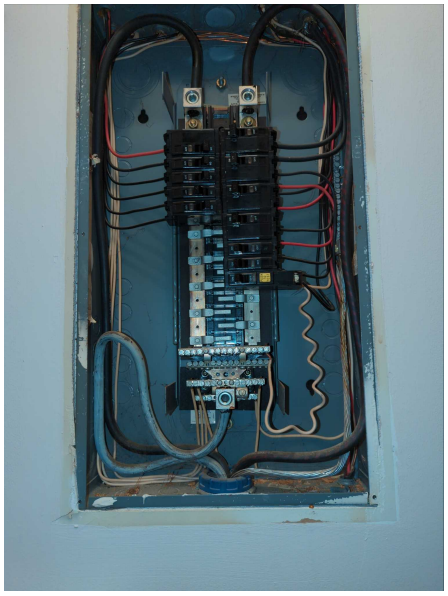
Service entry into building: Overhead service drop
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 100 amperes
System grounding source: Unable to locate
Branch circuit protection: Circuit breakers
Wiring material: Copper wiring where seen
Wiring method: Non-metallic sheathed cable or 'romex'

MAIN DISCONNECT

The main electrical service disconnect is outside on the left side of the building.

CB MAIN PANEL

The main service panel is in good condition with circuitry installed and fused correctly.



SERVICE CAPACITY

Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

SERVICE GROUNDING

The system and equipment grounding appears to be correct.

BRANCH CIRCUITRY
The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL
The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL
Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL
We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL
The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION
GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

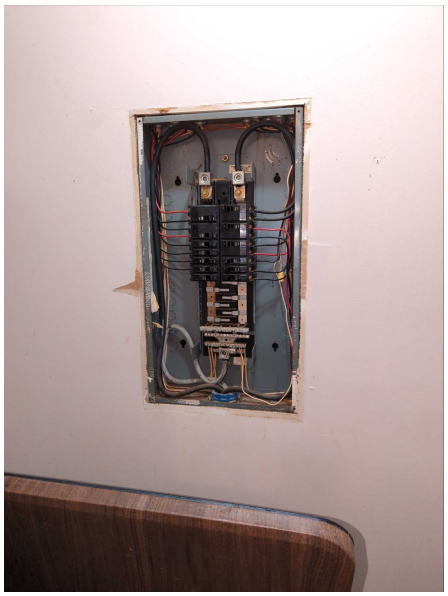
GENERAL COMMENT
The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

Unit 2

BASIC INFORMATION
Service entry into building: Overhead service drop
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 100 amperes
System grounding source: Unable to locate
Branch circuit protection: Circuit breakers
Wiring material: Copper wiring where seen
Wiring method: Non-metallic sheathed cable or 'romex'

MAIN DISCONNECT
The main electrical service disconnect is outside on the left side of the building.

CB MAIN PANEL
The main service panel is in good condition with circuitry installed and fused correctly.



SERVICE CAPACITY
Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

BRANCH CIRCUITRY
The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

RECEPTACLES: OVERALL
Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL
We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL
The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION
GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

GENERAL COMMENT
The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

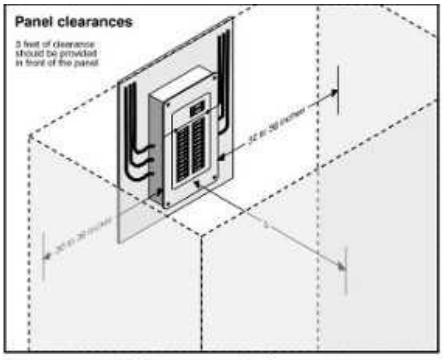
Unit 3

BASIC INFORMATION
Service entry into building: Overhead service drop
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 100 amperes
System grounding source: Unable to locate
Branch circuit protection: Circuit breakers
Wiring method: Non-metallic sheathed cable or 'romex'

MAIN DISCONNECT
The main electrical service disconnect is outside on the left side of the building.

CB MAIN PANEL
The circuit breakers were inaccessible and were not inspected.

The service panel is obstructed and was inaccessible at the time of inspection. We recommend the wiring in the panel be inspected when the obstruction is removed.



Panel clearance information


Poop in the tub...

BRANCH CIRCUITRY
The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL
The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL
Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL
We checked a representative number of switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL
The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION
GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

GENERAL COMMENT
The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

Foundation material: Concrete block
Mudsill: Bolted to foundation
Wall system: Concrete block walls
Floor system: Wood joists support by beams

ACCESS

The crawl space is accessible from an exterior hatch.

FOUNDATION

There are small and/or moderate cracks visible. We observed no related conditions suggesting the need for immediate repairs. We recommend these cracks be monitored. If ongoing movement is observed, further review would then be recommended.

FLOOR JOISTS

REPA The joists are sagging under the under unit 2. This is a relatively recent installation indicating improper design and/or workmanship. We recommend that additional support be installed in accordance with present standards.

PIERS

REPA A pier under the unit 2 has moved significantly since original installation and full support in this area is now compromised. We recommend that this pier be reinstalled.

MOISTURE

There is evidence of moisture entry and periodic accumulation of water in the crawl space. Minor pockets of water are not unusual. In most cases, minor water entry is not a concern provided the crawl space has adequate clearance and venting.

VAPORT BARRIER

Portions of the soil are covered by a vapor barrier. This is considered a beneficial feature. We recommend completing the installation so that all exposed soil is covered by a vapor barrier.

WATER SHUT-OFF

The domestic water supply main shut-off valve is on the front wall in the underbuilding crawl space.

The domestic water supply main shut-off valve is outside at the front of the building.

INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

DRAIN LINES

EVAL There is surface deterioration and leakage at the exposed and accessible piping. We recommend that these lines be repaired or replaced.

FLOOR INSULATION

The floor insulation appears to be properly installed and in good condition.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

FOUNDATION

REPA EVAL There is significant cracking in and signs of movement of the slab, walls or structure. It appears the foundation is failing. Taking the sagging joist, slopped floors, doorway crack, shifting pier and significant cracking in the block foundation, we recommend an engineer be retained to evaluate this foundation and determine what corrective measures are necessary.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

WATER SHUTOFF LOCATION
PLUMBING
We were unable to locate the main shut-off for the domestic water supply system.

Unit 1

MAIN DISCONNECT
ELECTRICAL SYSTEM
The main electrical service disconnect is outside on the left side of the building.

Unit 2

MAIN DISCONNECT
ELECTRICAL SYSTEM
The main electrical service disconnect is outside on the left side of the building.

Unit 3

MAIN DISCONNECT
ELECTRICAL SYSTEM
The main electrical service disconnect is outside on the left side of the building.

Environmental Concerns & Disclosure Statement

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Be advised any use of this report outside of the clients for the intended purpose, releases the inspector and inspection company of any and all liability. Example of the report being used outside of the intended purpose would be a copy is furnished to the current owner of a home, without prior consent, which is not the client of the inspection company. Be advised that this inspection is confined to visual and accessible areas only. Inspectors shall not inspect any area of the property considered dangerous or hazardous to their safety and health. This may include roofs, subfloor areas and ceiling cavities and high, constricted or dangerous areas for which inspection is not permitted by Occupational Safety and Health regulations. The customer accepts that AMAC may not detect some defects because: the defect may only occur intermittently or the defect has been deliberately concealed. It is not possible to detect every concern during a general visual inspection. AMAC accepts no responsibility or liability for any omission in its inspection or the report related to defects or irregularities which are not reasonably visible at the time of the inspection, which are below ground or which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring);which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). Warranties and guarantees are not given on any inspected components. The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components. AMAC does not inspect septic tanks, drain fields or perform termite inspections. We recommend a field expert to perform these inspections. AMAC will test and evaluate the HVAC and heating systems in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. AMAC recommends a clean and inspect with each HVAC inspection. AMAC is highly trained and certified, however we are not a licensed electrician, plumber or structural engineer. If there are structural, plumbing or electrical defects we advise further evaluation by a field expert. AMAC Inspection Services, LLC (AMAC) follow the Home Inspection Standards outlined in Ohio Revised Code 4767. General Home Inspection cost range from $375 - $675 & Radon cost between $125 and $150. The General Home Inspection report is produced for our client. Prior to sharing the report with a outside party including the Buyers Agent, Sellers Agent or any other interested party, AMAC must be made aware, otherwise this is breach of contact. Upon review of the General Home Inspection please advise of questions or concerns with 24 hours. Ohio Licenses Numbers 2021004267, RS544 and RC338.

Conclusion

COMMENTS

There are a number of defects and deferred maintenance items in this property. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.