



Property Inspection Report

Prepared for: School Comitee



Inspected by:
David Roche



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GENERAL INFORMATION

INSPECTED PROPERTY

Address:
City: State:
Client Name: School Comitee

CLIENT DETAILS

INSPECTOR DETAILS

Inspector Name David Roche
Company Name Buyers Inspection Service
License Information: OHI.2019004398 Expires: 8-7-2022
Inspectors Certifications: ACI, CRI. (ASHI Certified) (NAHI Certified)
Inspectors Affiliations: ASHI, NAHI, AIS.

AGENT INFORMATION

CONDITIONS

Inspection Date: 2022-04-30	Start Time: 3:15
Building Type: School	End Time: 5:35
Year Built: Various	Weather Conditions: Overcast
Exterior Temperature: Between 50 & 60 degrees Approx	Soil Conditions: Dry
Occupied: Yes	
Furnished: Yes	

PARTIES PRESENT

STATE OF OHIO REQUIRED INFORMATION

Inspection Type: Maintenance Inspection
Inspection Agreement Signed: NA
Authorized Recipients of Report: NA (not a Home Inspection)
Statement Re Report: Work to be performed is not an inspection as defined in division (C) of section 4764.01 of the Revised Code; but is adhering to the standards as a minimum.
State of Ohio Inspection Standards: greatinspector.com/home-inspections-standards-practice/

UTILITIES

Water Source: Municipal
Sewage Disposal: Sanitary Sewer
Electric On: Yes No N/A
Gas/Oil On: Yes No N/A
Water On: Yes No N/A



INSPECTION AGREEMENT

PLEASE READ THIS DOCUMENT AND ATTACHED ADDENDUM(S) CAREFULLY.

(This is a facsimile of the agreement you signed)

IT CONTAINS PROVISIONS THAT LIMIT CERTAIN OF YOUR RIGHTS, INCLUDING YOUR RIGHT TO MAINTAIN A COURT ACTION.

IF YOU HAVE ANY QUESTIONS REGARDING THE TERMS OF THIS PRE-INSPECTION AGREEMENT YOU SHOULD DISCUSS THEM WITH THE INSPECTOR OR YOUR LEGAL ADVISER PRIOR TO SIGNING THIS AGREEMENT.

The Client authorizes Buyers Inspection Service hereinafter referred to as "the Company", to provide the following Inspection services at the above identified Subject Property, and agrees to pay the price stated to the Company for the performance of the Inspection(s) and issuance of the inspection report(s). Testing is an add on and is not automatically included with "Inspections".

Payment is expected at or before the time of Inspection. All expenses incurred in collecting any overdue payments or returned checks are the responsibility of the Client. There is a \$30 service charge for returned checks. A finance charge of (1.5%) per month, (18%) per year, will apply to all obligations not paid pursuant to the terms contained herein.

Report Distribution: The Client owns the content of the report and controls the distribution of all Inspection reports.

Client has asked that their report is to be released/shared with: (See your signed copy)

NOTE: IMPORTANT LIMITATIONS AND EXCLUSIONS OF THIS PRE-INSPECTION AGREEMENT ARE CONTAINED IN THE ATTACHED ADDENDUM ENTITLED LIMITATIONS AND EXCLUSIONS OF THE INSPECTION AND REPORT.

PLEASE READ THE ADDENDUM CAREFULLY. PLEASE FEEL FREE TO ASK ANY QUESTIONS.

For all other services provided by the Company, if any, the terms and conditions of such services are contained in the additional attached Agreements and/or Addendum's and Inspection paperwork.

LIMITATIONS AND EXCLUSIONS OF THE INSPECTION AND REPORT

One Signature will act on behalf and the authority of all concerned parties, binding all parties to these provisions in this Agreement If this was signed electronically using screen capture the Company has stored likeness & recorded internet IP address of device.

CLIENT AND COMPANY (Company is also defined to include any and all Inspectors who perform the contracted-for Inspections or testing as an employee or independent contractor of the Company) agree to the following terms and conditions:

1. Clients Attendance & Permission to Access Property: Client hereby represents and warrants that all approvals necessary have been secured for Company's entrance into/ onto the property for Inspection/ testing. The Client acknowledges that Client and/or any authorized representative has been encouraged to attend and participate in the Inspection and recognizes that failure to do so may result in less than a complete understanding of the findings. The Client further acknowledges that such participation is at the Client's own risk for falls, injuries, property damage, etc.
2. Standards of Practice: The scope of this Inspection is defined and limited by the standards, limitations, exceptions and exclusions as contained in the Standard of Practice (SoP) and Code of Ethics of the State of Ohio (Ohio Revised Code Section 476.02(B) and this Pre-Inspection Agreement. Inspections performed under the State of Ohio SoP are basically visual and rely upon the opinion, judgment, and experience of the Inspector, are not intended to be technically exhaustive, and the Inspector is not required to identify concealed conditions, latent defects or consequential damages. (The State of Ohio standards do not apply to testing), (Commercial Inspections; State of Ohio standards are used as a guide where possible)
3. Definition and Purpose of the Inspection: A Home/ Commercial Inspection is the process by which an Inspector visually examines the readily accessible systems and components of a structure and describes those systems and components using the State of Ohio SoP. Readily accessible means available for visual Inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property. Describe means to identify (in writing) a system and component by its type or other distinguishing characteristics. The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report.
4. Home/ Commercial Inspection (Report): The inspection performed shall be performed as defined by Ohio Revised Code Section 4764.01(C). The Client and the Company agree the Company, and its Inspector(s), will prepare a written Inspection Report that shall: A. Report on systems and components inspected that, in the professional opinion of the Inspector, do not properly function as intended, are significantly deficient, unsafe or are near the end of their useful lives; B. Provide recommendations to repair and/or, to monitor for future repair, the defects reported or items needing further evaluation; C. Explain the significance of findings if not self-evident; and D. Identify systems and components designated for Inspection in State of Ohio SoP. that were present at the time of the Inspection but were not inspected and the reason(s) they were not inspected. Client understands that the Inspection and Inspection Report are performed and prepared for Client's sole and exclusive use and is not transferable or intended to be relied upon by any third party. Client agrees and understands that the Inspector does not have to quantify the severity of any problem in the report. Items noted in the report as needing repair or replacement, will be considered by Client as not performing their intended function and are in need of further attention, inspection or repair before the end of the inspection period, and failing that, before the taking possession or use of the property. The inspection report will be prepared in accordance with Ohio Revised Code 4764 and rules adopted thereafter.
5. Disclaimer of Warranty: Client understands and agrees that the Inspection and Inspection Report do not, in any way, constitute a: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the Inspection nor Inspection Report are substitutes for any real estate transfer disclosures which may be required by law.
6. Inspection Exclusions: The Company IS NOT REQUIRED TO DETERMINE: conditions of systems or components that are not readily accessible; remaining life expectancy of any system or component; strength, adequacy, effectiveness or efficiency of any system or component; the causes of any condition or deficiency; methods, materials or costs of corrections; future conditions including, but not limited to, failure of systems and components; the suitability of the Property for any specialized use; compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.); market value of the property or its marketability; the advisability of purchase of the Property; the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances; the presence of any environmental hazards including, but not limited to, toxins, carcinogens, asbestos or asbestos-containing materials in systems or components, noise and contaminants in soil, water and air; the effectiveness of any system installed or the method utilized to control or remove suspected hazardous substances; operating costs of systems or components; acoustical properties of any system or component; and soil conditions relating to geotechnical or hydrologic specialties. The Company IS NOT REQUIRED TO OFFER: or provide any act or service contrary to law; or perform engineering services; or perform any trade or any professional



INSPECTION AGREEMENT (Continued)

service other than home inspection; and warranties of any kind.

The Company IS NOT REQUIRED TO OPERATE: any system or component that is shut down or otherwise inoperable; any system or component that does not respond to normal operating controls; and shut-off valves or manual stop valves.

The Company IS NOT REQUIRED TO ENTER: any area that will, in the opinion of the Inspector, likely be dangerous to the Inspector or other persons or damage the Property or its systems or components; and under-floor crawl spaces or attics that are not readily accessible.

The Company IS NOT REQUIRED TO INSPECT: underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or active; items that are not installed; installed decorative items; items that are not entered in accordance with this Agreement; detached structures other than garages and carports; and common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The Company IS NOT REQUIRED TO PERFORM: any procedure or operation that will, in the opinion of the Inspector, likely be dangerous to the Inspector or other persons or damage the Property or its systems or components; describe or report on any system or component that is not included in the State of Ohio SoP and was not inspected; move personal property, furniture, equipment, plants, soil, snow, ice or debris; or dismantle any system or component, except as explicitly required by the State of Ohio SoP.

7. Additionally Excluded items from the Inspection: Private water or sewage systems, purifiers or filtration equipment, Swimming pools, Spas or hot tubs, Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks. Security or fire safety systems, Security bars and/or safety equipment, Automatic gates. Elevators, lifts, dumbwaiters, Thermostatic or time clock controls, Radio controlled devices, Music or intercom system, Unique/technically complex systems or components, Manufacturer(s) recall information. If Inspection is desired of any of the areas/items, systems or components listed above, Client shall contract with the Company to conduct the Inspection as an additional item, additional restrictions will apply or Client shall contract with the appropriate professionals. Where Inspector makes comment about excluded items, it is understood by Client that the findings are NOT binding but given as a courtesy and the disclaimers in this contract hold good

8. Controlled Dangerous Substances Exclusion: The Client understands that a Home/ Commercial Inspection is not intended to discover or disclose whether any system or component of the Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any controlled dangerous substances, including, but not limited to, methamphetamines, and including any and all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities, and the Client further understands that the Company cannot determine whether any environmental hazards exist at the Property resulting from any activities related to any controlled dangerous substances.

9. BINDING ARBITRATION PROVISION. PLEASE READ CAREFULLY: Any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the Inspection or the Inspection Report shall be submitted to final and binding arbitration under the Rules and Procedures of the American Arbitration Association before a recognized Arbitrator familiar with the guidelines of the State of Ohio Standards of Practice relation to home inspections and applicable Civil Code provisions. The decision of the Arbitrator appointed by the American Arbitration Association shall be final and binding and judgment on the decision may be entered in any Court of competent jurisdiction.

NOTICE: CLIENT (You) AND THE COMPANY (Buyers Inspection Service) WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH BINDING ARBITRATION.

10. Notice of Claims: The Client agrees that any claim for failure of the Company to fulfill its obligations under this Agreement shall be made in writing to the Company upon discovery at P.O. Box 707, Xenia, Ohio 45385. (No other address will be considered legally served) The Client also agrees to allow the Company ten (10) days to come to the Property to inspect and evaluate any condition complained of by the Client to the Company and not to make, or allow others to make, any alteration to the claimed condition until the Company has had the opportunity to inspect and evaluate the claimed condition, except for emergency conditions, in which case Client will take photos of the claimed discrepancy. Client further agrees that parts or materials removed will be held for viewing by the Company in a manner or fashion to preserve and protect the items in question from deterioration. Failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions or causes of actions that may have arisen there from. Timely notice to the Inspector is deemed to be a condition of this contract with reasonable consideration stipulated thereto.

11. Choice of Law: This Pre-Inspection Agreement shall be governed by Ohio law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

12. LIMITATION OF LIABILITY. PLEASE READ CAREFULLY: The Client understands and agrees that the Company is not an insurer and that the payment for the Inspection and Inspection Report is based solely on the value of the service provided by the Company in the performance of the limited visual Inspection and production of the Inspection Report as described herein. The Client further understands and agrees that it is impracticable and extremely difficult to fix actual damages, if any, which may result from a failure to perform such services. Thus, the Client agrees that the sole and exclusive remedy for any claims against the Company, including claims for, but not limited to, breach of contract, any form of negligence (except gross negligence), fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the Inspection or the Inspection Report, the Company's liability for any and all claims related thereto is limited to an amount equal to the Inspection fee (excluding additional testing) multiplied by two (2), as liquidated damages and not as a penalty. The Client releases the Company from any and all additional liability, whether based on contract, tort, or any other legal theory. The Client understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

13. Presentation of Findings: The written Report prepared by Inspector shall be considered the final and exclusive findings of Inspector. Client understands and agrees that Client will not rely on any oral statements made by the Inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Inspector reserves the right to modify the Inspection Report for a period of time that shall not exceed forty-eight (48) hours after the Inspection Report has first been delivered to Client.

14. Independent Contractors: Client understands that some services may be performed by independent contractors. (Services added may/will have separate reports) Client was not obligated to use this/ these contractors. Client was free to use any contractor of their choice for these additional services. Client asked Company to organize these services (in addition to the Inspection). Client agrees not to involve the Company in, and further agrees to hold Company harmless, in the event any dispute or controversy should arise as a result of these additionally performed services. Client further agrees to communicate and deal directly with the contractor(s) in the event of any dispute or controversy arising as a result of the services. Independent contractor(s) contact information is printed on their report. It is further agreed that the Company may without prejudice add an administrative fee to the contractors charges for additional services rendered.

15. Recording Inspection: Video and sound recording of Inspector, Inspector's actions and/or comments or auxiliary services performed by Inspector or contractors working at the behest of the Company, is prohibited unless written consent is obtained from the Company prior to the inspection. Furthermore Client may not take photos or videos of the Property during the Inspection without having a written permission from the property owner.

INSPECTION AGREEMENT (Continued)

16. Responsibility for Return Inspections: The Client understands that if any systems and/or components of the Property cannot be inspected due to unforeseen circumstances during the initial Inspection it is the Client's duty to contact the Company should the Client desire the Company to return to the Property at a later date or time to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the Inspection Report. If the Client desires the Company to return at a later date or time the Client hereby agrees that the Company will charge the Client an additional fee to conduct the desired return inspection.

17. Binding Agreement: This Pre-Inspection Agreement and any subsequent report issued to the Client by the Company represent the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever.

18. Client's Agreement & Understanding of Terms: By signing this Agreement, the undersigned Client(s) agree that he/she/I/they have read, understand, and agree to all of the terms and conditions on all pages of this Agreement, including the provisions for arbitration, and limitations and exclusions, and agree to pay the fee shown according to the terms above. The Client understands that the Client has a right to have an attorney of the Client's choice review this contract before signing it.

The Client understands that if the Client does not agree with any of the terms, conditions, limitations and/or exclusions set forth in this contract, the Client is free not to sign and/or execute it. The Client understands that the Client may negotiate with and/or retain another company to perform the services contemplated by this contract. The Client further understands that, should the Client not agree to the terms and conditions set forth in this contract, the Client may negotiate with the Company for different terms and conditions.

19. Unsigned Agreement: Client understands and agrees that if they do not sign this Agreement, it will be deemed signed by Client and made a part of the Inspection Report if Client makes payment for said services. Payment for services will constitute a valid acceptance of the terms and conditions of this Agreement as if read and signed in person. Until such time as payment is made or this agreement is signed, Client will have no contract with the Company or its Inspector.

I / WE have read and agree to each of the terms, conditions, limitations and exclusions of this Pre-Inspection Agreement and the attached addendum(s). Equally we agree to read any and all reports generated as a result of this Inspection in its/ their entirety.

READING AND UNDERSTANDING THIS REPORT

NOTE: This inspection is not a "stand alone" report. It is governed and limited by the terms, conditions, exclusions and limitations of the inspection agreement and can only be used and interpreted in conjunction with the accompanying agreements and stated standards.

OBSERVATIONS followed by (FAQ-Heading) refer to additional information available on that topic in the Technical/FAQ section of our web site GREATINSPECTOR.com

"RESTRICTED INSPECTION", items in these areas were less visible/accessible than the rest of the property, conditions/ problems may exist that were not identified by the inspector.

ITEM BRAND NAMES and/or descriptions should not be used as the basis to make your purchase decision without (client) confirming type/product. They are used purely for descriptive purposes.

DESCRIPTIONS using right or left are looking at the property from the front, unless otherwise noted.

MANUFACTURERS specifications for installation and use of items noted in this report have not necessarily been read by the inspector. Comments are generalist and may be overruled by the manufacturer for that installation.

DEFINITIONS

One drawback to the ranking system is that there is only one option for all the comments on a given line item. In a list of IMMEDIATE repair items there may only be one item needing Immediate attention and the other comments may be Repair/Replace. Client will have to use some judgment when reading or interpreting the inspectors findings noted in this category.

PF	Performing Intended Function	Functioning (no obvious, visible signs of defect)
N	Not Inspected/Found	For safety, inaccessibility, not present or found.
M	Comments/ Maintenance	Comments/ Monitor/ Maintenance Items
R	Repair	Not fully functional, repair or replace at earliest convenience.
IR	Immediate Repair	Not functional/ Safety Issue/ Requires Immediate Attention

EXTERIOR ENVELOPE

High Rise lower entrance area Exterior



PF N M R IR

- Fascia: Aluminum >>> Fascia damaged in the food delivery
- Soffits: Aluminum >>> Not sealed with birds entering through the unsealed undulations in the roof decking



- Surface: Galvanized Panels >>> Modified panel(s) where AC units were removed (allowing moisture intrusion, possible concealed damage to substrate)
 One wall air conditioner installed in the sheet-metal panel
 Area underneath bay window bump out is not finished with a water resistant membrane (moisture damage possible)
 Some panels are slightly loose
 Exposed wood with patches at the bottom of some of the panels
 Caulking and repaint recommended



- Surface: Aluminum Panels(FAQ-Exterior) >>> Two panels above Jorge are rusted through requiring replacement

EXTERIOR ENVELOPE (Continued)

Surface: (continued)



- Surface: Brick(FAQ-Exterior) >>> End wall by the stair well may still not be secured to the buildings framing as required
What appears to be a loadbearing steel plate outside window 117 supports the brick is failing
Roof rain water pouring down the side of building close to door D : may affect foundation overtime
Expansion joint not sealed below window front left corner



Surface: Exterior Insulated Finishing System (EIFS Stucco) (FAQ-Exterior) >>> Damaged areas on the lower panels: this is a poor choice of product for the lowest eight feet



- Trim: Antenna mast >>> This is fully climable to the roof posing a serious safety issue for students or for a break-in



- Trim: Aluminum >>> Missing (water damage possible) at door beside 112



EXTERIOR ENVELOPE (Continued)

- Caulking: Sealant >>> Joints failing (Potential for water intrusion) Particularly bad along the side with rooms 113 and 112
Expansion joints in the brick on the wall of 113 failed



- Rear Door: Steel with Glass Insert >>> Doors in stairwell to boiler room rusted through failing



- Windows: Aluminum Construction >>> Trim strips missing on stairwell windows
A few window seals failing
Glass cracked on upper rear window in overhang



- Screens: (Mesh in Frame) >>> Screens should be removed from all windows that do not require
- Lighting: Surface Mount Fixture(s) >>> Lighting is dated giving poor illumination and not energy efficient
- Electrical: Components >>> Conduit unsecured temporary installation above the exterior stairwell



- Hose Bib:

Music Room Exterior



EXTERIOR ENVELOPE (Continued)

- Fascia: Aluminum
 - Soffits: Aluminum
 - Surface: Transite Panels (possible asbestos content) >>> Four large panels damaged needing replacement
- Makeshift installation of window air conditioners: heating and cooling of this building may need to be evaluated



- Trim: Aluminum
- Side Door: Aluminum with Glass Insert
- Windows: Aluminum Construction

Rear Building Exterior



PF N M R IR

- Surface: Brick(FAQ-Exterior) >>> Roof scuppers emptying water down the wall which will cause problems with the brick



- Caulking: Sealant
- Side Door: Aluminum with Glass Insert
- Windows: Aluminum Construction
- Lighting: Surface Mount Fixture(s)
- Receptacles: 110/120 VAC

Shoe Boxes Exterior

PF N M R IR

- Fascia: Aluminum

EXTERIOR ENVELOPE (Continued)

Soffits: Plywood >>> Not protected from moisture



Surface: Brick(FAQ-Exterior) >>> Vent missing louver or cover (allowing air infiltration, potential for animals to enter)
 Poor location easy for animals to enter
 Windowsill cracked potential for water intrusion: #100
 Expansion joint not caulked



Surface: Metal Sheeting >>> Loose panels with water getting behind: Potential from moisture damage to substrate



Foundation: Concrete Block Construction >>> Not matched up with the brick walls allowing for water to runoff the brick into the cavity and possibly into the crawlspace: flashing required: Approximately 3/4 of the length of the building



Caulking: Sealant >>> Joints around windows are not sealed (potential for water penetration)
 Windows: Aluminum Construction >>> One sash glass cracked 103?
 Screens: (Mesh in Frame) >>> Mesh deteriorating (deteriorates from weather/ sunlight)
 Lighting: Surface Mount Fixture(s)
 Electrical: Components
 Hose Bib:

GROUNDS & GRADING

Surrounding Building Grounds Commercial

PF N M R IR

Car Parking: Blacktop Surface(FAQ-Sealants) >>> Areas along the base of building have a negative slope holding water directing it into the foundation



Walkways: Concrete(FAQ-Sealants) >>> Deteriorated surface between pillars and blacktop



Stairwell Drain: Surface Type >>> Blocked by debris (potential for flooding)

Stairwell: Concrete Construction >>> Railing type does not meet today's standard for safety



Grading: Areas Need Attention >>> Grading has negative slope with potential for water pooling along foundation at the high rise stairwell (potential for damp problems in structure and premature foundation failure, any grading improvement to channel water away from the structure would be beneficial to foundation)

Ground along rear shoebox foundation is lower than general grade and holding water (potential for damp problems in structure and premature foundation failure, any grading improvement to stop water pooling would be beneficial to foundation)





FINAL COMMENTS

INSPECTORS COMMENT; This was a quick visual review nspection of the exterior
WATER INTRUSION:

LIMITATIONS TO THIS INSPECTION

CLIENT IS ADVISED TO READ AND UNDERSTAND THE CONTENT OF THIS SECTION BEFORE USING THIS INSPECTION REPORT. THE INFORMATION IN THIS SECTION PLACES LIMITS ON THE DEPTH AND SCOPE OF THIS INSPECTION, AND PLACES LIMITATIONS ON LIABILITY.

This inspection is NOT DEFINITIVE in its scope or findings, in many cases furniture, boxes, stored items or personal property (not noted in the report) may have concealed a defect or problem from view during the inspection. While every effort has been made to give you the information you seek about this property, it is possible additional problems will come to light over time. In many cases damage to an inspected item, or failure of an inspected component occurs after this inspection has taken place.

The inspection was a LIMITED VISUAL INSPECTION including only those systems and components specifically identified in this report. Any area not exposed to view, concealed, or inaccessible for any reason, or those areas/items which are excluded by the attached inspection standards, or by agreement is/are not included in this inspection.

No destructive testing or dismantling was done.

Any mention (in the report) of repairs or evaluations being performed by professionals is given as a suggestion only. Buyer's Inspection Service (hereafter referred to as the Company) is not responsible for any expenses incurred, advice they give or repairs they perform. We recommend that all tradesman used are licensed or certified if that criteria is available.

THE FOLLOWING areas/ items, systems and components WERE NOT INSPECTED: -system or component installation, -adequacy or efficiency of any system or component or any determination as to their life expectancy, - termites or other wood destroying insect infestation or damage by these insects, rodents or other pests/animals, dry rot or fungus; or damage from or relating to the preceding, - latent or concealed defects, - asbestos, radon, lead paint, chemicals, toxins, water or air quality, environmental health hazards, underground or other storage tanks, - thermostatic or time clock controls, radio control devices, intercom systems - furnace heat exchanger, gas room heaters, gas piping, gas leaks, odors or noise, security or fire safety systems/ equipment. Also see Inspection Agreement.

IF INSPECTION IS DESIRED of any excluded item, system or component listed above or in the report, you (client) should further contract with the appropriate professionals.

This inspection and the inspection report DO NOT in any way constitute a/an 1)guarantee, 2)warranty of merchantability or 3)fitness for a particular purpose or 4) insurance policy.

This inspection report does not necessarily quantify the severity of the problems reported as needing attention. Items noted in the report as a problem, in need of "replacement, immediate replacement or repair" should be considered as needing further attention inspection or repair. Any verbal discussion concerning any of these items should be considered as off the record and be aware that it does not form a part of the report.

The Company and its inspector, may at it's discretion decide to exceed the standards of practice of the National Association of Home Inspectors, WITHOUT PREJUDICE if the inspector decides that it "may or could be" to clients benefit. Should the Company do so, client should not presume that the "exceeded standard" was applied to any area or item other than the area or item that the exceeded standard applied to at the time of the inspection. The use of any probe, meter or gauge exceeds the standards, client should draw no conclusion or presumption that this/ these probes, meters or gauges were used in any area or on any item other than where it is noted in the report. If probes, meters or gauges have been used, client understands that they were used only to help the inspector with his "limited visual non invasive" inspection. Client further understands and agrees that their use offers no further guarantee or higher level of inspection than a "limited visual non invasive inspection" would give. Client AGREES AND ACCEPTS NOT TO HOLD the Company liable for the use of, or any determination based on, results, readings or measurements of any probe, meter or gauge.

IF YOU ARE CONCERNED about any portion of the inspection, the contract or its exclusions or limitations, please CONTACT YOUR ATTORNEY and/or the Company, for clarification BEFORE YOU USE THE CONTENT OF THIS REPORT. You (client) should understand and BE FULLY AWARE that you are bound by the terms and conditions of this contract and report with ALL its limitations if YOU USE or rely upon THE REPORT. BY USING THIS REPORT you are agreeing to accept and abide by the conditions of the agreement (contract), and understand that the inspection is governed by those terms and conditions as well as the limitations as noted in this report, and the State of Ohio standards of practice noted in the report. A copy of these standards is linked to this inspection for your guidance. CLIENT IS ADVISED TO READ THE ATTACHED STANDARDS FULLY TO UNDERSTAND WHAT THE INSPECTION ENCOMPASSED.

This report is only for the use of client named on the contract, and whose name appears on the bottom of each page of this report. NO third party is to rely on, or make any decisions based on the contents of this report. Ownership of this report is NOT TRANSFERABLE. Anyone other than our client using this report understands and agrees that they are using this report at their own risk and further agree to release Buyer's Inspection Service from any and all liability for its contents and use.

*Note attached standards comment relates to electronically delivered report as presented, the standards are also posted at the company's web site and at on the State of Ohio's web site.

MODIFICATIONS/ ALTERATIONS TO STRUCTURE

In regards to additions or modifications that have been made or may have been made to the structure and property. Determining if these additions or modifications meet standard building practices is beyond the scope of this inspection. The inspection does not include any check or verification of regulatory records to establish if building permits have been issued for any work or alterations that may have been made on or to the property.

Comments/ Maintenance Summary

This summary is for the sole use of the client (named) when read in conjunction with the complete inspection report. This summary is NOT a substitute or record of all comments in the body of the report. The inspection is limited in scope by the previous section Limitations to This Inspection and the State of Ohio Standards as well as conditions in the property. This Inspection report is NOT a Warranty or Guarantee.

EXTERIOR ENVELOPE

1. High Rise lower entrance area Exterior Screens: (Mesh in Frame) >>> Screens should be removed from all windows that do not require
2. High Rise lower entrance area Exterior Electrical: Components >>> Conduit unsecured temporary installation above the exterior stairwell



3. Rear Building Exterior Surface: Brick(FAQ-Exterior) >>> Roof scuppers emptying water down the wall which will cause problems with the brick



4. Shoe Boxes Exterior Caulking: Sealant >>> Joints around windows are not sealed (potential for water penetration)
5. Shoe Boxes Exterior Screens: (Mesh in Frame) >>> Mesh deteriorating (deteriorates from weather/ sunlight)

GROUNDS & GRADING

6. Surrounding Building Grounds Commercial Garbage Area: Fenced >>> Unsightly/ dumpsters not as far into enclosure as possible



Repair Summary

This summary is for the sole use of the client (named) when read in conjunction with the complete inspection report. This summary is NOT a substitute or record of all comments in the body of the report. The inspection is limited in scope by the previous section Limitations to This Inspection and the State of Ohio Standards as well as conditions in the property. This Inspection report is NOT a Warranty or Guarantee.

EXTERIOR ENVELOPE

1. High Rise lower entrance area Exterior Fascia: Aluminum >>> Fascia damaged in the food delivery
2. High Rise lower entrance area Exterior Soffits: Aluminum >>> Not sealed with birds entering through the unsealed undulations in the roof decking



3. High Rise lower entrance area Exterior Surface: Galvanized Panels >>> Modified panel(s) where AC units were removed (allowing moisture intrusion, possible concealed damage to substrate)
One wall air conditioner installed in the sheet-metal panel
Area underneath bay window bump out is not finished with a water resistant membrane (moisture damage possible)
Some panels are slightly loose
Exposed wood with patches at the bottom of some of the panels
Caulking and repaint recommended



4. High Rise lower entrance area Exterior Trim: Aluminum >>> Missing (water damage possible) at door beside 112



5. High Rise lower entrance area Exterior Windows: Aluminum Construction >>> Trim strips missing on stairwell windows
A few window seals failing
Glass cracked on upper rear window in overhang



6. High Rise lower entrance area Exterior Lighting: Surface Mount Fixture(s) >>> Lighting is dated giving poor illumination and not energy efficient

Repair Summary (Continued)

7. Shoe Boxes Exterior Soffits: Plywood >>> Not protected from moisture



8. Shoe Boxes Exterior Surface: Brick(FAQ-Exterior) >>> Vent missing louver or cover (allowing air infiltration, potential for animals to enter)
Poor location easy for animals to enter
Windowsill cracked potential for water intrusion: #100
Expansion joint not caulked



9. Shoe Boxes Exterior Windows: Aluminum Construction >>> One sash glass cracked 103?

GROUNDS & GRADING

10. Surrounding Building Grounds Commercial Car Parking: Blacktop Surface(FAQ-Sealants) >>> Areas along the base of building have a negative slope holding water directing it into the foundation



11. Surrounding Building Grounds Commercial Walkways: Concrete(FAQ-Sealants) >>> Deteriorated surface between pillars and blacktop



12. Surrounding Building Grounds Commercial Stairwell Drain: Surface Type >>> Blocked by debris (potential for flooding)

Immediate Repair Summary

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EXTERIOR ENVELOPE

1. High Rise lower entrance area Exterior Surface: Aluminum Panels(FAQ-Exterior) >>> Two panels above Jorge are rusted through requiring replacement



2. High Rise lower entrance area Exterior Surface: Brick(FAQ-Exterior) >>> End wall by the stair well may still not be secured to the buildings framing as required

What appears to be a loadbearing steel plate outside window 117 supports the brick is failing
Roof rain water pouring down the side of building close to door D : may affect foundation overtime
Expansion joint not sealed below window front left corner



3. High Rise lower entrance area Exterior Trim: Antenna mast >>> This is fully climbable to the roof posing a serious safety issue for students or for a break-in



4. High Rise lower entrance area Exterior Caulking: Sealant >>> Joints failing (Potential for water intrusion) Particularly bad along the side with rooms 113 and 112

Expansion joints in the brick on the wall of 113 failed



Immediate Repair Summary (Continued)

5. High Rise lower entrance area Exterior Rear Door: Steel with Glass Insert >>> Doors in stairwell to boiler room rusted through failing



6. Music Room Exterior Surface: Transite Panels (possible asbestos content) >>> Four large panels damaged needing replacement
Makeshift installation of window air conditioners: heating and cooling of this building may need to be evaluated



7. Shoe Boxes Exterior Surface: Metal Sheeting >>> Loose panels with water getting behind: Potential from moisture damage to substrate



8. Shoe Boxes Exterior Foundation: Concrete Block Construction >>> Not matched up with the brick walls allowing for water to runoff the brick into the cavity and possibly into the crawlspace: flashing required: Approximately 3/4 of the length of the building



Immediate Repair Summary (Continued)

GROUNDS & GRADING

9. Surrounding Building Grounds Commercial Stairwell: Concrete Construction >>> Railing type does not meet today's standard for safety



10. Surrounding Building Grounds Commercial Grading: Areas Need Attention >>> Grading has negative slope with potential for water pooling along foundation at the high rise stairwell (potential for damp problems in structure and premature foundation failure, any grading improvement to channel water away from the structure would be beneficial to foundation)

Ground along rear shoebox foundation is lower than general grade and holding water (potential for damp problems in structure and premature foundation failure, any grading improvement to stop water pooling would be beneficial to foundation)

