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17 Sagamore Rd

Nashua NH 03062

Property Condition Assessment

Property Location

Rochester NH

Prepared for



Consultant

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603- 816-1014



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Property Condition Report

Report Date: February 15 2007

Report Number: NPI # C 1001

Prepared by: National Property Inspections

Consultant: Steve Mangekian

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Summary

1. Executive Summary'

A property condition assessment was performed by National Property Inspections on the property known as Rochester NH, USA. The Walk Through Survey was conducted on February 15, 2007, at the time of the walk through eight of the eleven tenant finish spaces were occupied. The subject property is an irregular shaped lot, size unknown, a multi use retail and apartment building size unknown. The lot and building were not measured in the field.

1.1 General Description

The subject property is a brick building, with wood and steel beams, three-story with four separate roof lines. There is a surface parking lot to the west of the building. To the north is a small city park with benches, green space and a walk way. To the east is city owned side walk, and to the south abuts another building No historical data of the building was provided.

1.2 General Physical Condition

The building appears to be two adjoining buildings built in early 1900 the North “café” space has a stone and mortar foundation and appears to be the oldest section. There are many areas of deferred maintenance, stained ceilings, open electrical junction boxes, improper wiring damaged walls, terminated wiring and plumbing left in place. All systems that were tested did operate properly. Most of the wiring seems to have been upgraded although many of the kitchen and bath counters do not have GFI protection.

The condition of the lot was not observed due to snow cover. Drainage seems to be good, the lot pitches to the west towards the rear of the building.

The foundation system is stone and mortar in the south “café” area and poured footings and bearing walls on the rest of the building, with reinforced concrete slab on grade for the basement floor. Some minor settlement cracks observed on the exterior of the foundation, typical for the age of the structure.

The doors and windows appear to be in satisfactory condition.

The buildings exterior envelope is brick and mortar with fixed glass panels on the front street side. Three levels of flat membrane roof and one area of pitched roof with asphalt shingles. The exterior envelope appears to be in fair condition with numerous repairs noted.

The plumbing system appears to be in satisfactory condition.



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The HVAC system was not completely tested, none of the air conditioners were run six of the furnace/boilers were run. The tenant of the tavern said his AC does not sufficiently cool his space. There are 7, separate heating systems and 3 AC units

The electrical system appears to be in satisfactory condition.

1.3 Opinions of Probable Costs

Estimated Costs of Noted Deficiencies. Table 1

Noted Deficiencies	Report Reference	Current Estimated Cost
Preventative maintenance on AC units	3.4.5	\$1000
Possible replacement of AC units	3.2.4	\$8000
Preventative Maintenance of Heating units	3.4.2.1	\$1000
Possible replacement of Heat units	3.3.4	\$8000
Repair of roof drain pipe	3.3.3.4	\$1500
Misc electric repairs	3.4.4.2	\$3000
Misc tenant space repairs	3.7.2	\$3000
Treat for insects seal holes beneath café	3.3.1	\$2000
Patch and correct any brick damage	3.3.3.1	\$2000
Misc repairs to common areas	3.7.1	\$2000

Total Estimated Costs: \$27,000 to \$33,000

1.4 Deviations from the Guide

No ADA accessibility survey was conducted on the subject property.

1.5 Recommendations

Deferred maintenance items and deficiencies that require immediate attention have been identified in section 1.3.

2.0 Purpose and Scope

At the request of..... and in accordance with the Property Condition Assessment proposal dated February 7, 2007, a visual review was performed on the property at St Rochester NH, USA on February 15, 2007. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to



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identifying the existing conditions of the Structure, Heating System, Plumbing System, Electrical System, Air Conditioning System, Roofing System, Exterior Components and Interior Components. Fire Protection Systems were noted but not assessed in this report.

This assessment is in accordance with the ASTM standard E2018-01 for Property Condition Assessments. This report provides recommendations for specific evaluations and ballpark cost estimates for repairing major deficiencies and replacing major components.

This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. Cost estimates are provided for recommendations expected to exceed \$3,000. Contractors should be contacted for exact quotations. If there are four separate items whose cost of repair is under \$3,000, but the combined costs exceed \$10,000 for the four items, those items will be included in the estimated costs.

The following terms are used throughout the report and are defined as follows:

- Good:** Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.
- Fair:** Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.
- Poor:** Below-average condition for the building system evaluated taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

The Property Condition Report is intended for use by the Client only. It is not intended to benefit, be used by or relied upon by any third party.

3.0 System Description and Observations

3.1 General Description



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The subject property is a typical old New England Main St. building with retail on first floor and apartments on second floor. The building occupies, 38,40 and 42 N. Main St. The roof is unusual in that it has four separate roof lines. The building is presently used for a salon, a tavern and a vacant “café” space on the street side first floor, three occupied apartments in the rear of the first floor, on the second floor two vacant apartments and three occupied apartments
The main entrance of the building faces the East.

3.2 Site

3.2.1 Topography

Description:

There appears to be a positive grade around the perimeter of the building, sidewalk to the East. The rest of the perimeter was snow covered.

Observation/Comments:

Limited visibility due to snow cover.

3.2.2 Storm Water Drainage

Description:

The parking lot drains via sheeting action to the rear of the lot.

Observations/Comments:

No storm drains were observed..

3.2.3 Access and Egress

Description:

There are five means of access into the building. All entrances are single doors. The front of building has direct access into the Café space and a common entrance to a hall way to salon and tavern. There is a side entrance via stairway to first floor apartments # 6, 7 and 8. There are three doorways to the rear parking lot.

Observations/Comments:

Access appears to be adequate. No observed deficiencies were noted or reported.



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3.2.4 Paving, Curbing and Parking

Description:

Due to snow cover, limited visibility. The rear parking lot is paved in asphalt with approximately 8 spaces. A dumpster with no cage or pad present. Behind the lot is a fenced area containing an LP tank which feeds a meter bank on the north side of building.

Observations/Comments:

Due to snow cover limited visibility.

3.2.5 Flatwork

Description:

Due to snow cover limited visibility.
It is assumed the sidewalk is maintained by the city.

Observations/Comments:

Due to snow cover limited visibility.

3.2.6 Landscaping and Appurtenances

Description:

There does not appear to be any landscaped areas in the lot. Behind the parking area is a grassy hill that has a cage for LP tank. That area does not appear to be maintained.

Observations/Comments:

Due to snow cover limited visibility.

3.2.6.1 Exterior Lighting and Signage

Description:

Exterior lighting consists of pole mounted lights that belong to city and building mounted light fixtures. The pole lights are located behind the parking lot. The fixtures mounted to the building consist of one halogen wall pack and two spot lights located on side and rear of building. There is a surface sign for the tavern with two tulip sign lights above it, two surface mounted signs for the other retail spaces.

Observations/Comments:

Exterior light fixtures were reported to be in good condition and offered adequate light at the time of the assessment. The lights were not observed at night. The sign appears to be in good condition. No observed deficiencies were noted or reported.



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3.2.7 Recreational Facilities

Description:

No additional facilities located on this property.

Observations/Comments:

No applicable comments.

3.2.8 Utilities

Description:

Electricity There are two overhead services entering the west side of the building.

Water is public

Sewer is public

Gas service. Both Natural Gas and LP enter the building per the listing agent. The gas meter bank is served from the LP tank.

Fire Suppressant : None present.

Observations/Comments:

All utilities appear to adequately service the building and property. No observed deficiencies were noted or reported.

3.3 Structural Frame and Building Envelope

3.3.1 Foundation

Description:

The foundation system consists of continuous reinforced concrete footings and bearing walls with reinforced concrete slabs in basement on south section of structure and stone and mortar foundation on north café area.

Observations/Comments:

South Café area: There are typical areas of deterioration in the stone foundation, numerous penetrations that should be sealed, areas of prior repair, evidence of wood decay and wood boring insect. Recommend



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~~inspection and maintenance by a licensed pest control company. One lolly column under a wooden beam does not appear to have a poured footing present. The south café foundation has prior repairs and added metal columns, Should be monitored for any further shifting or settling.~~

3.3.2 Building Frame

Description:

The building is wood framed with brick facia with wood ceiling and floor joist and beams and a central steal beam in south building. The north café building is wood framed with vinyl siding and stucco lathing.

Observations/Comments: Framing appears to be adequate.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

Description:

The exterior wall finish is brick masonry with architectural fixed glass panels set in aluminum and or wood frames on South building. On North Café building there is wood framed with vinyl siding and stucco lathing on rear.

Observations/Comments:

The exterior brick masonry is in poor to fair condition. There are weep holes in the bricks above the windows and above the grade. There various cracks and deterioration in mortar and prior repairs noted in rear. The vinyl siding and stucco appears in good condition.

3.3.3.2 Fenestration System

Description:

The exterior doors are wood and metal and window frames are aluminum and wood single paned fixed glass panels. The main entrance on the North side of the building consists of three exterior doors, one leads to a stairway to upstairs apartments, one to the café and one into a common hallway for tavern and salon

Observations/Comments:

Screen door to tavern unable to open properly due to snow. All other doors seem to be acceptable.



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3.3.4 Roofing

Description:

Age of roof is unknown. There is limited visibility due to snow cover. There are four roofs. Two flat roofs on south building are rubber membrane, the visible areas appear to be in good shape. The pitched roof area above the café has asphalt shingles that appear in good shape. Flat roof above café not observed. There is a valley between the pitched café roof and the flat roof that collects snow and ice and is conducive to ice damming and leaks. No leaks were observed.

Observations/Comments:

The two upper areas of the roof on south building were walked on, due to snow cover unable to view much of the roof cover. Areas around chimney skylights are ice damming. The upper roof pitches and drains to the parking lot. The lower flat roof has an external roof drain pipe that is staining the side of the building, may be clogged and overflowing. There was a roof drain over the café that clogged and was replaced per listing agent, did not observe this area. The upper roof was walked on and accessed by a ladder. The skylights are metal framed, hip style with glass that are installed on built up curbs. Recommend monitoring the condition of the roof annually. The monitoring should be part of a routine maintenance plan. It was reported through the interview with the listing agent that there was a recent repair of café flat roof. Not observed.

3.4 Mechanical and Electrical System

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Description:

Public provided domestic water supply for the building. Hot and cold water lines were observed to be copper. The drain lines observed were cast iron and PVC main lines and vents with copper branch lines. A Grease trap inline with drain line in café basement and an expulsion pump system in south basement were observed.

Observations/Comments:

Many terminated plumbing and unusual amount of lines from many remodels over the years. Unable to observe entire plumbing system. Cast iron drain lines have corrosion evident. No current leaks noted.



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3.4.1.2 Domestic Hot Water Production

Description:

No hot water to café and apt # 1 at time of observation. Hot water is provided to the building by a separate electric water heater for each unit. Two water 40 gallon heaters located in café basement. One is drained. One 50 gallon heater and two 40 gallons in main basement. Most apartments have water heater located in unit. The following are ages of water heaters observed. All water heaters except two that are drained were in operation at time of observation.

Quantity	Make	Model number	BTU's	Age/years
1	American Standard	GFG32-50750-NOV	30,000 BTU	1
1	State select			11
1				
1	GE	GE 2098A		5
2	American Water Heater corp	E61-40 045dv		2
1	Rheem Power Vent	RP 129-50		17
2	GE	GE30 m6A		5
1	Bradford White	M240s6		3

Observations/Comments:

The water heaters tested were working properly at the time of the observation. No deficiencies were observed or reported.

3.4.1.3 Fixtures

Description:

Fixtures include toilets, showers, bath, kitchen and bar sinks.

Observations/Comments:

Apt # 7 toilet overflows if handle is not jiggled. Apt # 3 bath sink hot water handle won't activate. Apt # 5 toilet base is loose.

3.4.2 Heating



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3.4.2.1 Heat Generating Equipment

Description:

Heat is supplied to the building by seven heating units one oil fired and six LP fired . Four Boilers and three forced hot air heaters. All units were tested except the Weil Mclein Oil fired boiler. Unable to access thermostat at time of inspection. Age of each unit was undetermined from observation a few newer units may be less than 8 years and older units may be as old as 25 to 30 years.

No. of units	Make	Model	BTU's
1	Utica Boiler		37,000 BTU's
1	Bryant plus 80 FHA with AC	Converted to LP in 2000	53,000 BTU's
1	Peerless Boiler	Mmw60-a	60,000 BTU's
1	Utica Boiler	MG 35 ohdl PG1	50,000 BTU's
1	Weil Mclein	Pwgo3	100,000 BTU
1	Carrier FHA with AC	58 G51002 (25 yrs old)	100,000 BTU
1	Bryant Plus 80 FHA with AC	Converted in 2002 to LP	80,000 BTU

Observations/Comments:

Two of the units burners showed excessive corrosion and dirt. Recommend budgeting funds for a preventative maintenance and possible repairs. One oil boiler requires annual maintenance. No record of service found.

3.4.2.2 Distribution

Description:

Air is distributed through forced air ductwork located above the ceilings using in line distribution fans. Boilers distributed hot water to baseboard heaters.

Observations/Comments:

A random sampling of the fans were operated at the time of the observation., There were no deficiencies observed in the ductwork or fan operation. Hot water baseboards observed were operating properly. No reports of lack of heat from tenants interviewed.

3.4.3 Air Conditioning and Ventilation

3.4.4



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3.4.4.1 Equipment

Description:

Cooling is provided by three ac units located under deck on side of building.

No. of units	Make	Model	BTU	Age
2	Carrier	38GSO 3650	36,000	25 +/-
1	Bryant	Unknown	Unkn	unkn

Observations/Comments:

The air conditioning was not operated due to winter conditions also units were covered with snow and difficult to observe. The middle unit Bryant appears to be out of level. The tenant in the Tavern said his AC does not cool his space properly. Due to the age of the units it is recommended they be serviced and inspected by a HVAC specialist before cooling season.

3.4.4.2 Distribution

Description:

Air is distributed through forced air ductwork located above the ceilings using in line distribution fans. Not tested.

3.4.4.3 Control Systems

Description:

AC control in tavern is wired directly to breaker in panel. No thermostat present. Recommend repair by a HVAC technician or licensed electrician. Other controls not tested.

3.4.5 Electrical

3.4.5.1 Service and Metering

Description:

The main 400 amp service is located in the main basement a 6 meter bank with disconnects and house panel. Two 100 amp services enter into the café basement with two meters located on outside wall. There are five meters located in second floor hall closet for apartments 2,3,4, and 5. Each unit has its own 100 amp panel located in the unit. The electrical service to the building is overhead.

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Observations/Comments:

Detailed load calculations were not performed during the observation. The electrical system appears to be properly grounded. This service appears to be adequate for the present usage. The service equipment appears to be in good condition; no deficiencies were observed or reported.

3.4.5.2 Distribution

Description:

It was reported that each tenant space has one 100 amp 120/240 volt sub panel located in a mechanical closet in the tenant space. The service is aluminum, branch wiring is copper, the sub panels have a main breaker and the over current protection for the branch circuits is provided by breakers. Lighting fixtures are fluorescent and incandescent.

Observations/Comments:

Random samplings of the distribution system were observed, the accessible wiring was examined in the accessed panels, and the electrical switches and outlets were spot tested in the areas inspected. Exit and emergency lights were observed but no backup system was tested. Various fixtures were either missing bulbs or not operating. Most of the panels appear to be relatively new and in good shape. There was observed knob and tube wiring present. It is assumed that it has been terminated. Not all baths and kitchens have GFI protection on outlets. All outlets tested were wired correctly. A few outlets in café had improperly exposed wires. Many areas have open junction boxes and improperly secured wiring. Range outlet in café is three wire. Should be converted to four wire. Smoke alarms do not appear to be interconnected. Some smoke detectors were missing or disconnected.

3.5 Life Safety/Fire Protection

3.6.1 Sprinklers

Description:

The building has no fire sprinkler system.

3.6.2 Alarm Systems

Description:

Security alarms systems are present in the building. The reporting on this equipment is informational only; no testing or assessment was made.

Observations/Comments:



3.7 Interior Elements

3.7.1 Commons Area

Description:

The commons area consists of three common entrances. One common hallway to the Tavern and Salon. A common stairway and hall to the second floor apartments. A side entrance hallway to apartments 6,7 and 8. The entrances to the tenant finish spaces are off the common hallways. The floors are tile and carpet, the walls are drywall with applied wallpaper, the ceiling is drywall and suspended grid ceiling. The stairs have wood treads and risers with carpet covering the treads and risers.

Observations/Comments:

Walls appear to be relatively plumb, doorjambs are square, the stairs are stable and the floors are reasonably level in the commons area. The finish on the walls and floor are in poor to fair condition. several loose base board tiles. This appears to be a minor issue and can be remedied with routine maintenance. There is staining on ceiling of Tavern Salon hall. A few holes in second floor hall and peeling wall paper. Door from second floor hall to roof has double pane glass with one of the panes broken out. Coin laundry in hall way has damaged dryer vent.

3.7.2 Tenant Spaces

Description:

The tenant spaces consist of eight apartments, ranging from efficiencies to one and two bedrooms, a tavern, salon and café. Six apartments, the tavern and salon are currently occupied. The café space is vacant and is partially fit up for food service. No coolers, exhaust fans or proper wiring for kitchen is present.

Observations/Comments:

The apartments are in poor to fair shape. There is some staining on ceilings and lifting of flooring. Due to tenants possessions limited visibility. Apt # 2 is currently under renovations. Apt #1 is vacant needs some cleaning before renting. Attic space above apt # 1 is accessed from pull down stairs, some damaged floor boards, damaged window with plastic sheeting over it. Apt #3 broken hot water handle on bath sink, smoke detector unhooked, no kitchen fan. Apt # 5 toilet base is loose. Apt # 7 toilet overflows if handle is not jiggled, kitchen fan is loud tenant says it does not work, electric bill very high, suspect that meter and bills are mixed up. Tavern poor AC no thermostat for AC, keg cooler condensate line has no drain can overflow onto floor. Café has exposed wiring, hot water is not on, open junction boxes, smoke eater does not work. Salon is the best maintained space. ADT alarm panel in closet, per listing broker does not work.



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4 Additional Considerations

4.1 ADA Compliance

The conclusions of this report are limited to a visual review and assessment of areas considered to be Public Accommodations based on the requirements of Title III of the Americans with Disability Act (ADA). Title III of the ADA requires that any place of public accommodation that was designed and constructed for first occupancy after January 26, 1992 be compliant with the ADA. Buildings that are considered to be places of public accommodations are to remove those architectural and communication barriers that are considered readily achievable in accordance with the resources available to building ownership. This is to provide persons with disabilities with accommodations and access equal to, or similar to, that available to the general public. The tenant is usually responsible for reviewing and making accommodations in their leased area.

The ADA was enacted as a guideline for designing new buildings and was not necessarily intended to serve as a regulation for buildings constructed prior to January 1992. Accommodations or upgrades may or may not be mandated on buildings constructed prior to this date. The extent of any upgrade requirements are determined by the Authority Having Jurisdiction. NO DETERMINATION OF ADA COMPLIANCE IS MADE.

4.2 Regulatory Compliance

No determination of code compliance is made.

5 Document Review and Interviews

Interviews were held with the listing broker of the property, Joseph Migliore, and various tenants, at the time of the walkthrough assessment. The findings from the interviews were used to determine the condition and history of the subject property.

The following documents were reviewed: None of the requested documents were provided.



6 Opinions of Probable Costs to Remedy Physical Deficiencies

Item	Good	Fair	Poor	Action Needed*	Immediate Needs	Budget Reserves**
Topography	X			NM		
Storm Water Drainage	X			NM		
Access and Egress	X			NM		
Paving, Curbing & Parking		X		NM		
Flatwork (Sidewalks)		X		NA		
Landscaping and Appurtenances	X			NA		
Recreational Facilities	X			NA		
Utilities	X			NM		
Foundation	X			IR	1000	
Building Frame	X			NM		
Facades or Curtain wall (Exterior Walls)	X			NM	3000	
Roofing	X			IR	1500	
Plumbing	X			NM		
Heating	X			NM/RR	1000	8000
Air Conditioning and Ventilation	X			NM/RR	1000	8000
Electrical	X			IR	3000	
Elevators/Escalators				NA		
Sprinkler System				NA		
Alarm System				NA		
Common Areas	X			NM	2000	
Tenant Spaces	X			NM	3000	
Interior Doors & Frames	X			NM		
Parking, Signage & Ramps	X			NM		
Restrooms	X			NA		
All Other Common Areas	X			NM		

*Action: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable

**Un-Inflated Values, NA = Not Applicable

IMMEDIATE AND RESERVE	TERM	UNINFLATED	INFLATED	UNINFLATED	INFLATED	REPORT
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SUMMARY	(YRS)	COST	COST	\$/UNIT/YR.	\$/UNIT/YR.	SECTION
Immediate Repair and Deferred Maintenance Expenditures	1	\$14000				
Replacement Reserves Cost Estimate		\$16000				

These are only estimated costs based upon NPI's experience. The actual cost will be affected by other contingencies. This table is to be used alone. The attached report is intended to be read in its entirety.

Good: Average to Above Average Condition.

Fair: Average Condition.

Poor: Below Average Condition

7 Out of Scope Considerations

Property Condition Report. No verification of actual lot size, **Property Condition Assessment** specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the **Property Condition Report**. Specifically excluded are environmental issues such as asbestos, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the **Property Condition Report**. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done.

8 Qualifications

Client acknowledges and agrees that; Sman Inspection LLC, D/B/A: National Property Inspections is an independently owned and operated franchisee and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite # 201, Omaha, NE 68114.

9 Limiting Conditions

NO WARRANTY OF FITNESS OF MERCHANTABILITY IS IMPLIED OR INTENDED WITH THE ISSUANCE OF THE **PROPERTY CONDITION REPORT**. It may reduce, but cannot eliminate the risk of owning real estate. Additional invasive and destructive-type testing is available through other firms and may be necessary to further reduce your risk. In the event any dispute arises out of or relates to the **Property Condition Assessment** or **Property Condition Report**, it is mandatory that such dispute be submitted to arbitration for resolution. Notice of a demand for arbitration submitted in accordance with the provisions of this paragraph shall be given in writing to Sman Inspection LLC, D/B/A National Property

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Inspections within one hundred twenty days (120) of the ~~Property Condition Assessment~~. Failure to receive the request for arbitration within one hundred twenty days (120) from the date of the **Property Condition Assessment** shall forever bar and preclude the bringing of or making any claim. A suit filed in any court does not satisfy the requirement of notification within the specified one hundred twenty day (120) limitation period. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator is final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.

Appendix A Photographs



Damage to brick work



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Crack in foundation



Crack in brick work



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Column in café no footing



Open junction box



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Prior repair in café from roof leak. Roof drain moved and leak repaired per broker.



Improper exposed wiring.



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Grease trap in drain line below café.



Cage for LP tank



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Corrosion on furnace burner.



More corrosion on burners.



Steel I beam in main basement.



Septic expulsion pump.



Exposed knob and tube wiring presumed terminated.



National Property Inspections



Cast iron septic main line with corrosion.



Water stains on ceiling in common hall to tavern and salon.



National Property Inspections



Roof valley needs to be monitored. Ice and snow damming.



Roof drain staining wall should be cleaned and checked.



National Property Inspections



Rubber roof on upper flat roof.



Ice damming around chimney. Area should be monitored.



Sky Light.



National Property Inspections



Dryer vent in common hall needs repair.



Window in attic with plastic sheeting above apartment # 1.



National Property Inspections



Broken floor boards in attic.



LP meter bank.