

P.O. Box 701  
Greenwood, IN 46142  
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# PROPERTY INSPECTION REPORT



Property Address: 55 WEST MADISON STREET  
FRANKLIN IN 46131

Prepared for: FRANKLIN REDEVELOPMENT COMMISSION

Inspection Date: October 9, 2013

Inspection # 48017

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Prepared for: FRANKLIN REDEVELOPMENT COMMISSION

Inspection Date: October 9, 2013

Inspector: Danny L. Maynard, President HI 00500001  
 Victoria L. Franklin HI00500008

Inspection #: 48017

### BUYERS REALTOR:

Office #  
 Fax #

### SELLERS REALTOR:

Office #  
 Fax #

### GENERAL INFORMATION

Main Entry Faces: **North**  
 Estimated Age: **77** Years  
 Unit Type: **Commercial**  
 Stories: **One**  
 Space Below Grade: **Basement**  
 People Present: **The Inspector**

Time of Inspection: **1:00 PM**  
 Weather: **Clear**  
 Temp: **80 ° F**  
 Soil Condition: **Dry**  
 Unit Occupied: **No**

### SERVICES REQUESTED:

Commercial

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## ***EXECUTIVE SUMMARY***

This summary is intended to be a quick overview of the major systems and issues. Please refer to the body of the report for more detail on the condition of the various systems.

### **BUILDING**

The building is a reinforced concrete structure. The exterior walls are masonry with a plaster finish onto the interior wall. The interior walls are mostly masonry. The structure is in good condition and is acceptable.

### **EXTERIOR**

The exterior cladding is brick and stone and are generally in satisfactory condition. The parapet walls have a joint that is not covered. The walls should be capped. There has been some deferred maintenance which should not be difficult or too expensive to correct.

### **ROOF**

The roof is a mix of metal and rubber sheets. The roof is generally in acceptable condition. There has been some deferred maintenance. The various joints and transitions are in need of recaulking. The metal portions of the roof need to be repainted/recoated.

### **HEATING SYSTEM**

The primary heating system is a 50 year old steam boiler. The unit is oversized and not very efficient. However, with regular maintenance, the boiler can remain in service for an indeterminate time. The various radiators and piping components are in serviceable condition.

### **AIR CONDITIONING**

The air conditioners are aged and only one is cooling. The air conditioners will need to be replaced. The basement is not cooled by the air conditioners. Air conditioning for the basement made need to be considered or the use of dehumidifiers to keep moisture levels below levels that which promote mold growth.

### **ELECTRICAL**

The electrical system is in remarkably good condition. The service is 400 amp 3 phase. There is ample capacity for the addition of electrical loads.

### **PLUMBING**

The plumbing system is generally in acceptable condition. The water piping is a mix of pipe types and appear to be leak free. The water piping is Red Brass. The piping system appears to be leak free. The red brass was manufactured in a time period during which lead was used in the brass. A simple lead in water test should reveal if there is high levels of lead in the water.

### **PAINT**

The building was built during a time when lead based paint was the normal and preferred paint. There is a considerable amount of peeling paint that should be tested for lead.

### **MOLD**

There is a light visible mold growth on the wood surfaces of the basement. A clean up following the protocols of New York City Health Dept. is likely all that is required. Basic screening tests would reveal what types of mold are present.



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## TERMINOLOGY

The purpose of this report is to provide the client with objective information regarding the condition of the property inspected. All of the following definitions (in accordance with ASHI standards) are based on a limited visual inspection of the readily accessible, visually observable, installed systems and components of the property as inspected at the time of the inspection.

**ACCEPTABLE:** All of the items inspected are considered to be in ACCEPTABLE condition except as noted in the findings sections of the report. This means that at the time of the inspection the system or component is performing its intended function, has no signs of any CONCERNS, is not in need of any REPAIRS, does not need any MAINTENANCE or does not need to be MONITORED. However, the system or component may show signs of normal wear and tear and aging. Most systems and components in properties eventually wear out. Acceptable should not be confused with "perfect".

**CONCERNS:** We use this category to identify systems or components that, in our opinion, you should be concerned about for one or more of the following reasons;

- 1) The system or component is not performing its intended function.
- 2) The system or component is a safety hazard to the occupants of the property.
- 3) The system or component is negatively affecting the property's habitability.
- 4) The system or component has a high probability of incurring substantial expense to repair or replace now or in the near future.

Items listed as CONCERNS should be evaluated by professionals in the appropriate trades before closing. It is our intention that items listed as CONCERNS be thoughtfully considered before proceeding.

**REPAIRS:** We use this category to identify systems or components which are showing some signs of deficiencies. However, items listed in this category;

- 1) May (or may not) still be performing its intended function.
- 2) Does NOT represent a safety hazard to the occupants of the property.
- 3) Does NOT negatively affect the property's habitability.
- 4) Does NOT have a high probability of incurring substantial expense to repair or replace now or in the near future.

Items listed as REPAIRS should be evaluated by professionals in the appropriate trades. If left unattended REPAIRS can become CONCERNS. You will need to decide if these items are significant enough to be remedied before proceeding.

**MAINTENANCE:** We use this category to identify systems or components which are in need of routine maintenance for a property of this age. Periodic maintenance and servicing is necessary in all properties to insure continued proper operation of the systems or components. Some maintenance can be expensive such as painting the exterior. However if it is something that routinely needs to be done on a regular schedule then we list it as maintenance regardless of the costs.

**ITEMS TO MONITOR:** We use this category to identify systems or components that, for the reasons listed, should be monitored. The system or component is showing some signs of deficiencies but we are not able to exactly determine if repair or replacement is necessary now or in the near future. (For example - a small crack in a foundation wall may or may not get any worse and may or may not need any repair.)

**GENERAL COMMENTS:** We use this category to make all kinds of general comments about the property. These can range from helpful suggestions to specific limitations about the inspection.

## ROOF

### GENERAL INFORMATION

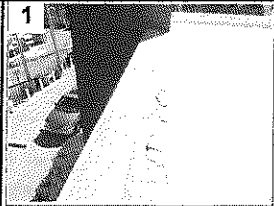
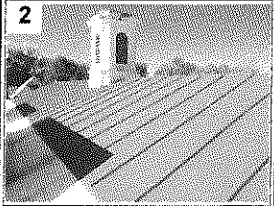
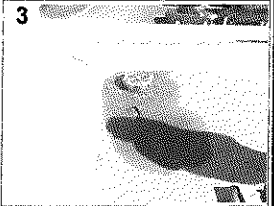
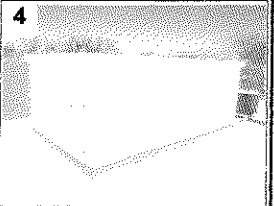

<u>Roof</u>	<u>Type</u>	<u>Roof Covering</u>	<u>Estimated Age</u>	<u>Average Life</u>	<u>Layers</u>	<u>Inspected</u>
Main Roof	Gable	Standing Rib Metal	???	Years	60- ??? Years	1 Walked Roof
South Area	Flat	EPDM Rubber	11	Years	20- 25 Years	1 Walked Roof
Loading Area	Flat	EPDM Rubber	11	Years	20- 25 Years	1 Walked Roof
Skylights	Flat	Standing Rib Metal	???	Years	60- ??? Years	1 From Eaves

**ITEMS INSPECTED** . *The visible components inspected are in ACCEPTABLE condition except as noted*

<u>Roof Coverings</u>	<u>Vents</u>	<u>Flashings</u>	<u>Chimneys</u>	<u>Gutters</u>	<u>Skylights</u>
Standing Rib Metal EPDM Rubber	Gable Vents	Chimneys Plumbing Vents Roof Parapet Wall Skylights	Heating System	Roof Drains Downspouts	East Side West Side

### FINDINGS

#### Photos

<b>Concerns</b>	PARAPET WALLS HAVE A JOINT AND NO CAP STONES ARE INSTALLED - (See Photo 1)	
<b>Repairs</b>	ROOF DRAIN IS PARTIALLY CLOGGED AT THE EAST SIDE - (See Photo 3) METAL ROOF HAS BARE RUSTED METAL SHOWING AND IS IN NEED OF RECOATING - (See Photo 2)	
<b>Maintenance</b>		
<b>Monitor</b>		
<b>General Comments</b>	- Roof inspection is limited to the visible portions only. No certification, warranty or guaranty is given as to the water tight integrity or remaining useful life of the roof. - The chimney review is limited to the visible and/or accessible components only.	

## EXTERIOR

**ITEMS INSPECTED** *The visible components inspected are in ACCEPTABLE condition except as noted below*

<u>Wall Coverings</u>	<u>Trim</u>	<u>Doors</u>	<u>Windows</u>	<u>Hose Faucets</u>	<u>Electrical</u>
Stone Veneer Brick Roof Parapet Wall	Metal	Main Entrance Rear Entrance Service Entrance	Wood	Frost-Proof	Lights Outlets GFCI Protection Main Service

### FINDINGS

### Photos

#### Concerns

HOSE FAUCETS ARE BROKEN, DAMAGED AND INOPERABLE.

#### Repairs

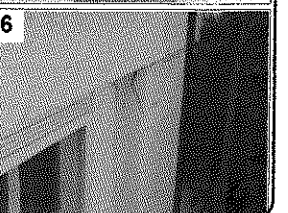
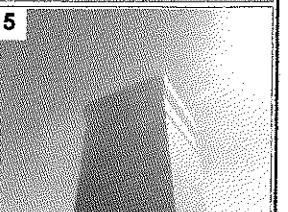
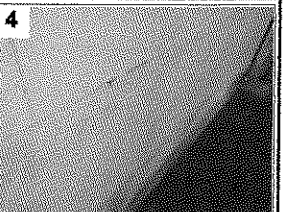
THERE ARE CRACKED AND CHIPPED STONE VENEER BLOCKS AT EAST, WEST AND NORTH SIDES OF THE BUILDING. THERE ARE OPEN MORTAR JOINTS IN THE STONE VENEER. - (See Photo 4) - (See Photo 6)  
THERE ARE OPEN MORTAR JOINTS AT THE TOP MORTAR JOINTS OF THE CHIMNEY. - (See Photo 5)  
THE WINDOWS ARE PAINTED SHUT AND ARE INOPERABLE.

#### Maintenance

THE PAINT AT THE SOFFIT IS PEELING AND IN OVERALL DETERIORATING CONDITION.

#### Monitor

#### General Comments





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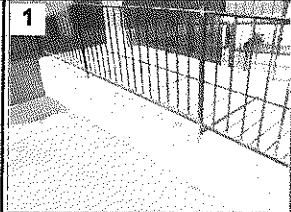

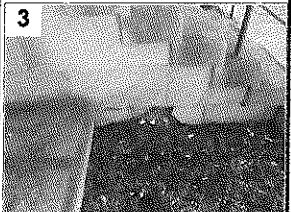
## GROUNDS

**ITEMS INSPECTED** *The visible components inspected are in ACCEPTABLE condition except as noted*

<u>Walks &amp; Steps</u>	<u>Driveway</u>	<u>Drainage</u>	<u>Retaining Walls</u>	<u>Porches/Patios</u>
Concrete	Asphalt	Lot Drainage Grading at Foundation	Concrete	Main Concrete Entrance Rear Concrete Entrance Service Concrete Entrance

## FINDINGS

### Photos

<b>Concerns</b>	GUARD RAIL CONCRETE SUPPORTS/ANCHORAGE ARE CRUMBLING - (See Photo 1)	<b>1</b> 
<b>Repairs</b>	GUARD RAILS ARE RUSTED - (See Photo 2) STONE VENEER IS CRUMBLING AT THE MAIN ENTRANCE STAIRS - (See Photo 3) PLEXIGLASS COVERS AT THE BASEMENT WINDOW WELLS ARE DAMAGED AT SEVERAL LOCATIONS	<b>2</b>  <b>3</b> 
<b>Maintenance</b>		
<b>Monitor</b>		
<b>General Comments</b>	- We are not able to determine the condition or exact location of any buried piping or wiring.	



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## LOADING DOCK

### GENERAL INFORMATION

<u>Roof</u> Same as Building	<u>Roof Age</u> 11	<u># of Layers</u> 1	<u>Gutters</u> Roof Drain	<u>Walls</u> N/A	<u>Electric Service</u> N/A	<u>Foundation</u> Poured Concrete
<u>Walls</u> N/A	<u>Ceiling</u> Wood	<u>Floor</u> Concrete	<u>Vehicle Door</u> None	<u>Electric System</u> Same as Building	<u>Heating/Cooling</u> N/A	

### ITEMS INSPECTED *The visible components inspected are in ACCEPTABLE condition except as noted below*

<u>Roof</u> Same as Building	<u>Exterior Walls</u> N/A	<u>Foundation</u> Slab on Crawl	<u>Electrical</u> Lights	<u>Interior</u> N/A	<u>Doors</u> N/A	<u>Heat / Cool</u> N/A
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### FINDINGS

### Photos

Concerns

Repairs

Maintenance

Monitor

General  
Comments



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## HEATING / COOLING

### GENERAL INFORMATION

	<u>Brand</u>	<u>Fuel</u>	<u>Type</u>	<u>Rating</u>	<u>Est. Age</u>	<u>Expected Life</u>	<u>Tests</u>
<u>Heating:</u>	American	Gas	Steam Boiler	3,550,000 BTU	50	50 - +/-	Visual
			Hot Water Convective Baseboards	???	77	???	Operation
	Unknown	Electric	Convective Baseboards	???	30 - +/-	25 - ???	Temp. Rise
<u>Cooling:</u>	Goodman	Electric	Central A/C	60,000 BTU	17	15 - 18	Visual
	Unknown	Electric	Central A/C	60,000 BTU	30 - +/-	15 - 18	Temp. Change

**ITEMS INSPECTED** The visible components inspected are in **ACCEPTABLE** condition except as noted below

<u>Heating System</u>		<u>Fuel Source</u>	<u>Distribution</u>	<u>Adtnl Cmpnts</u>	<u>Cooling System</u>	
Operation	Clearances	Gas Pipes	Ductwork	Filter	Operation	Cabinet
General Condition	Exhaust Flue	Gas Shut Off	Blower Fan		General Condition	Air Ventilation
Heat Exchanger	Wiring		Registers		Refrigerant Lines	Cleanliness
Limit Controls	Thermostat				Electric Wiring	Condensate Drain

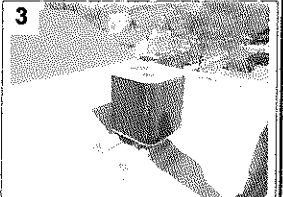
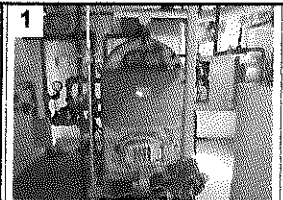
### FINDINGS

### Photos

#### Concerns

WEST AIR CONDITIONER IS NOT COOLING. IT IS WELL BEYOND NORMAL SERVICE LIFE.  
EAST AIR CONDITIONER IS NEARING NORMAL SERVICE LIFE.  
THE STEAM BOILER HAS REACHED NORMAL SERVICE LIFE.

#### Repairs



#### General Comments

- The heat exchanger was only partially visible to the inspector - The inspection is limited. A full evaluation of the heat exchanger requires dismantling of the furnace. This should be performed on older equipment by a qualified heating contractor. This full evaluation is beyond the scope of our limited visual inspection.

#### Items to Monitor

#### General Comments

- The inspection does not determine if the system will heat or cool the building evenly.



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## PLUMBING

### GENERAL INFORMATION

<u><b>Water Supply</b></u>	<u><b>Supply Pipes</b></u>	<u><b>Main Water Shut Off</b></u>	<u><b>Well Pressure Tank</b></u>	<u><b>Well Pump</b></u>	
Public	Red Brass	Southeast Basement Room	N/A	N/A	
	Copper				
	Polybutylene				
<u><b>Waste System</b></u>	<u><b>Waste Pipes</b></u>	<u><b>Waste System Clean Out</b></u>	<u><b>Gas Pipes</b></u>	<u><b>Gas Shut Off</b></u>	
Public	PVC	Basement	Steel	At Meter	
	Galvanized				
	Cast Iron				
<u><b>WATER HEATER</b></u>	<u><b>Location</b></u>	<u><b>Size</b></u>	<u><b>Type</b></u>	<u><b>Est. Age</b></u>	<u><b>Expected Life</b></u>
Lochinvar	Basement Utility Room	40 Gallon	Gas	4	12 - 15

**ITEMS INSPECTED** The visible components inspected are in **ACCEPTABLE** condition except as noted below

<u><b>Water Piping</b></u>		<u><b>Waste Piping</b></u>		<u><b>Gas Piping</b></u>	<u><b>Water Heater</b></u>	
Water Pressure	Main Shut Off	Drainage	Clean Outs	Supports	Water Heater Tank	Safety Relief Valve
Visible/Active Leaks	Supports	Visible Leaks	Backflow valve	Shut Offs	Water Shut Off	Drain Valve
Compatibility	Insulation	Vents		Compatibility	Temp Control	Clearances
Cross connection		Supports		Piping Type	Burner	Exhaust Vent

### FINDINGS

### Photos

Concerns

Repairs

Maintenance

Monitor

General  
Comments

- We are not able to determine the exact condition of any buried or concealed piping.

1

3

## ELECTRICAL

### GENERAL INFORMATION


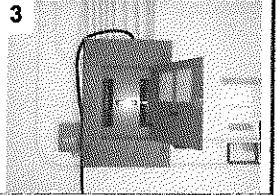
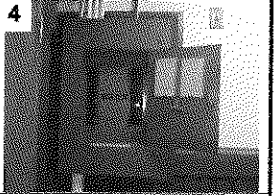
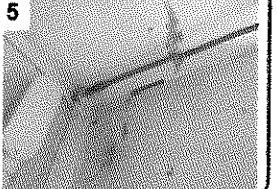
<u>Panel</u>	<u>Panel Location</u>	<u>System</u>	<u>Service Entrance</u>	<u>Panel Type</u>	<u>Main Wire</u>	<u>Branch Wiring</u>
Main Panel	Basement Utility	400 Amp - 240 Volt 4 Wire Delta With High Leg	Overhead	Fuse	Copper	Copper
Sub Panel	Basement Utility	60 Amp - 240 Volt	Conduit thru	Fuse	Copper	Copper
Sub Panel	Basement Utility	125 Amp - 240 Volt	Conduit thru	Circuit Breakers	Copper	Copper
Sub Panel	1st Floor	175 Amp - 240 Volt	Conduit thru	Circuit Breakers	Copper	Copper

**ITEMS INSPECTED** *The visible components inspected are in ACCEPTABLE condition except as noted below*

<u>Panel(s)</u>	<u>Grounding</u>	<u>Branch Circuits</u>	<u>GFCI</u>	<u>Smoke Detectors</u>
Main Panel Main Breaker Branch Breakers Amp/Wire Match Connections	Ground/Bonding Panel Cover  Main Ground Bonding Ground Rod	Conductors Methods Junction Boxes	Exterior Bathroom	None

### FINDINGS

#### Photos

<b>Concerns</b>	MAIN WATER PIPE BOND HAS BEEN INTERRUPTED. WATER PIPES ARE NOT BONDED. - (See Photo 5) MAIN SERVICE IS AN OPEN DELTA. THERE IS A 'HIGH LEG' WHEREIN THE LEG VOLTAGE TO GROUND IS HIGHER (190 VOLTS) THAN THE OTHERS (120 VOLTS) THE HIGH LEG IS NOT PROPERLY IDENTIFIED OR POSITIONED IN THE MAIN PANEL OR ANY OF THE SUB PANELS WHERE IT IS PRESENT. CARE MUST BE TAKEN WHEN CONNECTING 120 VOLT CIRCUITS TO NOT CONNECT TO THE 'HIGH LEG'.	
<b>Repairs</b>	125 AMP PANEL - CIRCUIT #11 IS SHORTED AND IS TRIPPING. CIRCUIT #1 IS TRIPPING OCCASIONALLY.	
<b>Maintenance</b>	EXTERIOR OUTLET AT NORTHWEST CORNER IS MISSING WEATHERPROOF COVER.	
<b>Monitor</b>		
<b>General Comments</b>		



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## KITCHEN / LAUNDRY

**ITEMS INSPECTED** *The visible components inspected are in ACCEPTABLE condition except as noted*

Kitchen

None

Appliances

None

Laundry

None

### FINDINGS

### Photos

Concerns

Repairs

Maintenance

Monitor

General  
Comments



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## BATHROOMS

### GENERAL INFORMATION

**The property has the following bathrooms:**

Half Bath 1st Fl	- Men's Room	Half Bath 1st Fl	- Women's Room
Half Bath Bsmt	- Men's Room	Half Bath Bsmt	- Women's Room
Half Bath Bsmt	- Men's Room	Half Bath 1st Fl	- Private Unisex

**ITEMS INSPECTED** *The visible components inspected are in ACCEPTABLE condition except as noted below*

#### Bathrooms

Walls and Ceilings	Outlets Polarity & Grounding	Sinks and Faucets	Water, Waste and Vent Pipes
Floors	Cabinets and Counters	Toilets	Heating and Cooling Sources
Doors and Windows	Outlets GFCI		
Light Switches and Fixtures	Exhaust Fan		

### FINDINGS

#### Photos

#### Concerns

1ST FLOOR - PRIVATE UNISEX BATH - TOILET DOES NOT FLUSH. WATER IS OFF AT SINK AND WATER PIPING IS CORRODED.  
1ST FLOOR - MEN'S BATH - TOILET IS NOT FLUSHING.  
BASEMENT WEST HALF BATH - MOP SINK BOTTOM IS CRACKED/BROKEN.  
BASEMENT - THERE IS A LIGHT GROWTH OF MOLD ON THE WOOD SURFACES.

#### Repairs

PRIVATE UNISEX BATH - PAINT IS PEELING. THE SINK TRAP IS CORRODED  
1ST FLOOR NE & NW OFFICES PAINT AND WALL PAPER ARE PEELING  
BASEMENT NE OFFICES - THE BASEBOARDS HAVE BEEN REMOVED. SOME ARE TERMITE DAMAGED.

#### Maintenance

#### Monitor

#### General Comments

## INTERIOR

### GENERAL INFORMATION

**The property has the following interior rooms - All are reported on this page**

Main Floor  
Main Office  
Meeting Room  
3 - Offices

Hallways  
Stairway  
Foyer  
Storage Room

Space above Ceiling  
Postal Inspectors Rooms  
Rear Entrance Hall

Basement Floor  
4 - Storage Rooms  
3 - Offices  
Basement Utility Room

**ITEMS INSPECTED** *The visible components inspected are in ACCEPTABLE condition except as noted below*

#### Interior Rooms

Walls and Ceilings  
Floors  
Doors and Windows

Light Switches and Fixtures  
Outlets Polarity & Grounding  
Heating and Cooling Source

Cabinets and Counters  
Mop Sink

Stairs  
Railings

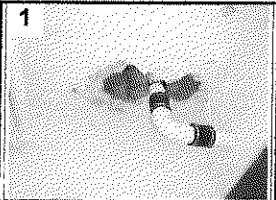
### FINDINGS

#### Photos

#### Concerns

MANY CEILING TILES HAVE FALLEN OR OTHERWISE BEEN REMOVED FROM THE DROPPED CEILING. THERE ARE OPEN JUNCTION BOXES ABOVE THE DROPPED CEILING.

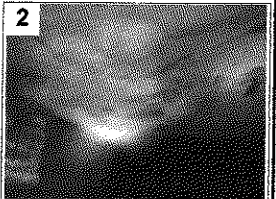
1



#### Repairs

THERE IS OLD WATER DAMAGE TO CEILINGS AT: REAR ENTRANCE HALL, INSPECTORS ROOM, PRIVATE UNISEX BATH. - (SEE PHOTO 1) - (SEE PHOTO 2)  
THERE IS WATER DAMAGE TO THE WOOD FLOORING AT THE REAR ENTRANCE HALL.  
THERE IS A LARGE AMOUNT OF PEELING PAINT IN THE SPACE ABOVE THE CEILING.

2



#### General Comments

THERE HAS BEEN A PAST WATER EVENT IN THE BASEMENT. THE WOOD TRIM HAS BEEN REMOVED IN MOST OF THE ROOMS.

#### Maintenance

THE CARPET IS IN DETERIORATING CONDITION THROUGHOUT BUILDING.

#### General Comments



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## ATTIC

### GENERAL INFORMATION

<u>Attic</u>	<u>Access</u>	<u>Inspection Method</u>	<u>Sheathing</u>	<u>Insulation</u>	<u>Thickness</u>	<u>R-Value</u>
Main	Full	From Access	Wood Rafters	Boards	None	0
Flat Roof	None	NOT INSPECTED				+/-3

**ITEMS INSPECTED** *the visible components inspected are in ACCEPTABLE condition except as noted below*

<u>Access</u>	<u>Insulation</u>	<u>Ventilation</u>	<u>Wiring</u>	<u>Chimneys</u>	<u>Exhaust Vent</u>
Hatch	None	Main Attic	General Wiring	None	Bathrooms

### FINDINGS

#### Photos

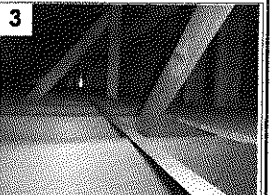
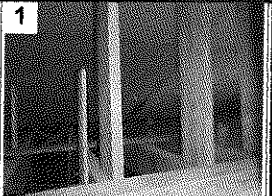
Concerns

Repairs

Maintenance

Monitor

General  
Comments





Inspection # 48017

Inspection Date: 10/09/2013

Property Inspected: 55 WEST MADISON STREET

FRANKLIN IN 46131

Report Prepared For: FRANKLIN REDEVELOPMENT  
COMMISSION

## FOUNDATION

### GENERAL INFORMATION

<u>Foundation</u>	<u>Type</u>	<u>Floor Type</u>	<u>Access</u>	<u>Floor Framing</u>
Basement	Poured Concrete		Inside	Concrete
Slab on Grade	Poured Concrete	Concrete		
Crawl Space	Poured Concrete	Earth	Limited	

### ITEMS INSPECTED *The visible components inspected are in ACCEPTABLE condition except as noted below*

<u>Access To:</u>	<u>Foundation</u>	<u>Floor Framing</u>	<u>Dryness</u>	<u>Insulation</u>	<u>Ventilation</u>	<u>Mechanicals</u>
Basement	Exposed Walls	Columns	Basement	None	Windows	General Wiring
Slab on Grade	Concrete Floor		Floor Drain			General Plumbing
Crawl Space						Ductwork

### FINDINGS

#### Photos

Concerns

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- Water seepage and moisture penetration is common in most basements and crawl spaces, usually resulting from inadequate exterior drainage control. Many water problems can be greatly improved by correcting grading and water control around the foundation.

General  
Comments



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## SUMMARY

This summary page is provided as a courtesy for quicker access to the CONCERNS and REPAIRS sections only from within the inspection report. It is not intended as a substitute for reading the inspection report. Items listed below may be discussed further on the corresponding report page. There also may be more findings than what is listed on this page.

### CONCERNS

#### *Roof*

PARAPET WALLS HAVE A JOINT AND NO CAP STONES ARE INSTALLED - (See Photo 1)

#### *Exterior*

HOSE FAUCETS ARE BROKEN, DAMAGED AND INOPERABLE.

#### *Grounds*

GUARD RAIL CONCRETE SUPPORTS/ANCHORAGE ARE CRUMBLING - (See Photo 1)

#### *Heat/Cool*

WEST AIR CONDITIONER IS NOT COOLING. IT IS WELL BEYOND NORMAL SERVICE LIFE.

EAST AIR CONDITIONER IS NEARING NORMAL SERVICE LIFE.

THE STEAM BOILER HAS REACHED NORMAL SERVICE LIFE.

#### *Electrical*

MAIN WATER PIPE BOND HAS BEEN INTERRUPTED. WATER PIPES ARE NOT BONDED. - (See Photo 5)

MAIN SERVICE IS AN OPEN DELTA. THERE IS A 'HIGH LEG' WHEREIN THE LEG VOLTAGE TO GROUND IS HIGHER (190 VOLTS) THAN THE OTHERS (120 VOLTS) THE HIGH LEG IS NOT PROPERLY IDENTIFIED OR POSITIONED IN THE MAIN PANEL OR ANY OF THE SUB PANELS WHERE IT IS PRESENT. CARE MUST BE TAKEN WHEN CONNECTING 120 VOLT CIRCUITS TO NOT CONNECT TO THE 'HIGH LEG'.

125 AMP PANEL - CIRCUIT #11 IS SHORTED AND IS TRIPPING. CIRCUIT #1 IS TRIPPING OCCASIONALLY.

#### *Bathrooms*

1ST FLOOR - PRIVATE UNISEX BATH - TOILET DOES NOT FLUSH. WATER IS OFF AT SINK AND WATER PIPING IS CORRODED.

1ST FLOOR - MEN'S BATH - TOILET IS NOT FLUSHING.

BASEMENT WEST HALF BATH - MOP SINK BOTTOM IS CRACKED/BROKEN.

BASEMENT - THERE IS A LIGHT GROWTH OF MOLD ON THE WOOD SURFACES.

#### *Interior Rooms*

MANY CEILING TILES HAVE FALLEN OR OTHERWISE BEEN REMOVED FROM THE DROPPED CEILING. THERE ARE OPEN JUNCTION BOXES ABOVE THE DROPPED CEILING.

### REPAIRS

#### *Roof*

ROOF DRAIN IS PARTIALLY CLOGGED AT THE EAST SIDE - (See Photo 3)

METAL ROOF HAS BARE RUSTED METAL SHOWING AND IS IN NEED OF RECOATING - (See Photo 2)

#### *Exterior*

THERE ARE CRACKED AND CHIPPED STONE VENEER BLOCKS AT EAST, WEST AND NORTH SIDES OF THE BUILDING. THERE ARE OPEN MORTAR JOINTS IN THE STONE VENEER. - (See Photo 4) - (See Photo 6)

THERE ARE OPEN MORTAR JOINTS AT THE TOP MORTAR JOINTS OF THE CHIMNEY. - (See Photo 5)

#### *Grounds*

THE WINDOWS ARE PAINTED SHUT AND ARE INOPERABLE.

GUARD RAILS ARE RUSTED - (See Photo 2)

STONE VENEER IS CRUMBLING AT THE MAIN ENTRANCE STAIRS - (See Photo 3)

PLEXIGLASS COVERS AT THE BASEMENT WINDOW WELLS ARE DAMAGED AT SEVERAL LOCATIONS

#### *Bathrooms*

PRIVATE UNISEX BATH - PAINT IS PEELING. THE SINK TRAP IS CORRODED

1ST FLOOR NE & NW OFFICES PAINT AND WALL PAPER ARE PEELING

BASEMENT NE OFFICES - THE BASEBOARDS HAVE BEEN REMOVED. SOME ARE TERMITE DAMAGED.

#### *Interior Rooms*

THERE IS OLD WATER DAMAGE TO CEILINGS AT: REAR ENTRANCE HALL, INSPECTORS ROOM, PRIVATE UNISEX BATH. - (SEE PHOTO 1) - (SEE PHOTO 2)

THERE IS WATER DAMAGE TO THE WOOD FLOORING AT THE REAR ENTRANCE HALL.

THERE IS A LARGE AMOUNT OF PEELING PAINT IN THE SPACE ABOVE THE CEILING.