



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: April 22, 2024

TO: Owosso City Council

FROM: Assistant City Manager

SUBJECT: 21 Day Posting – \$237,000 offer to purchase the Gould House

Background:

At their April 16 special meeting, the OHC voted unanimously to recommend that council accept the offer to purchase the Gould House received from Sean Harrington in the amount of \$237,000. This is a revised offer, reduced from \$360,000, following the buyer's completion of a home inspection.

Recommendation

Authorize the posting of this offer for 21 days according to Section 14.3(B)(2) of the city charter governing the sale of real property.

Enclosed

- Signed addendum
- Gould House Report from Sean Harrington

RESOLUTION NO.

**AUTHORIZING 21- DAY POSTING OF PURCHASE AGREEMENT
FOR THE SALE OF CITY-OWNED PROPERTY AT
515 N. WASHINGTON STREET – THE “AMOS GOULD HOUSE”**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, owns parcel 050-470-033-001-00; and

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has received an offer to purchase the property for two hundred and thirty-seven thousand dollars (\$237,000); and

WHEREAS, this is a revised offer following the buyer's completion of a home inspection; and

WHEREAS, the Owosso Historic Commission (OHC) recommended City Council accept this offer at their April 16, 2024 special meeting; and

WHEREAS, the OHC wishes to retain certain items of personal property still in the home.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: it has heretofore determined that it is advisable, necessary, and in the public interest to sell the aforementioned parcel to Sean Harrington of Crestwood, Kentucky in the amount of \$237,000.
- SECOND: said agreement shall be posted for a period of at least twenty-one (21) days for public inspection per Section 14.3(b)(2) of the city charter.



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Addendum L- Amendment to Purchase Agreement

Regarding property located at: 515 N. Washington St, Owosso, MI 48867

Purchase Agreement dated: _____

By and between the undersigned parties. In reference to the above mentioned sale and purchase agreement by and between the undersigned parties, it is hereby agreed that the following is being added and/or amended to read as follows:

1. Buyer is satisfied with home inspection and removes contingency.
2. Purchase price shall be \$237,000.
3. All other terms and conditions remain the same.

Witness: _____ Purchaser: DocuSigned by:
Sean Harrington
FD4DBD8A983242F... Date: 4/19/2024

Date: _____ Purchaser: _____ Date: _____

Witness: _____ Seller: _____ Date: _____

Date: _____ Seller: _____ Date: _____

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9.5.23



A. GOULD HISTORIC HOME REPORT

INSPECTION AND ESTIMATE COMPILATION

Prepared For:

Sean Harrington
4/10/2004

515 N WASHINGTON, OWOSSO MI 48867

The Amos Gould Historic Preservation Project aims to restore and preserve a significant piece of Owosso, Michigan's history. We are seeking support from those who share our passion for preserving local heritage as we embark on this journey to bring the Amos Gould House back to its former glory. This project will not only restore the physical structure but also continue to provide a space for community engagement, education, and cultural enrichment.

Sean Harrington

04/10/2024

City of Owosso Historical Commission
226 Curwood Castle Dr
Owosso, MI 48867



Dear Members of the City of Owosso Historical Commission,

We are writing to request a reduction in the sale price of the property located at 515 N Washington Street, Owosso MI 48867 to accommodate necessary repairs to make the home safe for habitation and compliant with all appropriate codes and permits. Our original offer price was \$360,000, but after a thorough inspection of the property, we have identified several critical issues and deferred maintenance that require immediate attention.

To address these concerns, we propose a reduction in the sale price to reflect the following estimated repair costs:

1. Stabilizing flaking paint, encapsulating and safely removing any loose or flaking lead-based paint on the exterior, as well as damaged wood and trim on the front-facing porch: \$22,000 - \$144,000
2. Repairing interior plaster after foundation, plumbing, and electric repairs: \$7,000 - \$10,000
3. Restoring the original windows to basic safe and functional status, removing lead paint, and restoring sashes and weights: \$9,000
4. Replacing the leaking main water supply, moving the waste lines to resolve code violations with the electric panel box, and replacing all non-conforming, not-up-to-code, and scale accumulated galvanized pipes throughout the home: \$19,500 - \$22,000
5. Repairing the cracked joist in the basement and supporting the undershored areas of the first floor using steel beams and piers to carefully adjust and support the upper floors where evidence of sagging and cracking shows foundation shifting or weakness: \$3,500 - \$5000
6. Waterproofing the basement to stop moisture intrusion: \$5,000
7. Bringing the electrical wiring, panels, and service up to code, including inspecting and correcting past installations, pulling all necessary permits, and adding necessary fire safety systems: \$36,000
8. Installing historic/hidden fire escapes on the second floor: \$6,000
9. Excluding and repairing the attic from long-term bat habitation: \$15,000 - \$18,000

The total lowest possible estimated cost for these necessary repairs is **\$123,000, reducing our offer to \$237,000**. The requested reductions represent only the minimum repairs and upgrades necessary to meet the basic requirements of the home and do not include additional upgrades and enhancements we plan to invest in the home or any additional cost of risk calculations associated with taking on a historical preservation project of this size and scope.

We would like to emphasize that, where possible, we are looking to invest in the local economy by engaging local contractors for all the work to be done on the home, both present and future. Additionally, as a show of good faith and collaborative investment, we intend to shoulder the cost of the majority of expenses associated with aesthetic work which will be significant and greater than or equal to the requested reduction.

Our goal is to execute this project in 3 phases, with a total home investment of \$600,000 at completion. Providing this partial reduction would allow us to stay within 170% of the current average cost per square foot investment for comparable homes in the area.

We recognize that this is a significant reduction request, and we are open to negotiating alternative solutions as well as seller repairs in lieu of a cost reduction if that would be a more cost-effective option.

We appreciate your understanding and cooperation in this matter. Please let us know if you have any questions or concerns, and we look forward to working with you to move forward with the purchase and continued restoration of this property.

Sincerely,
The Harrington Family





Estimates based on quotes provided by:

Michigan Sealant Solutions
Joe Fletcher - 3136188963

1. Foundation Repair
 2. Waterproof Basement
- (Verbal estimate provided at the time of service - waiting on final estimate)

Byerly Electric
Nathan Byerly Electric - 8103829298

1. Electrical improvements as needed to meet current codes
 2. Installation of hardwired smoke and carbon safety detection/alarm
- (attached)

Michigan Wildlife Solutions
Tim Bruton - 248636-4160 / 248955-2261

1. Bat exclusion, clean-up/sanitation and repair
- (attached)

Scott Rowell Plumbing
Scott Rowell - 9894130110

1. Replace galvanized pipes throughout the house
 2. Move waste pipes to clear code violations
- (attached)

Mishler's Painting and Delk Siding Solutions
Dustin - 9896661455 Mishlerspaintingplus@gmail.com

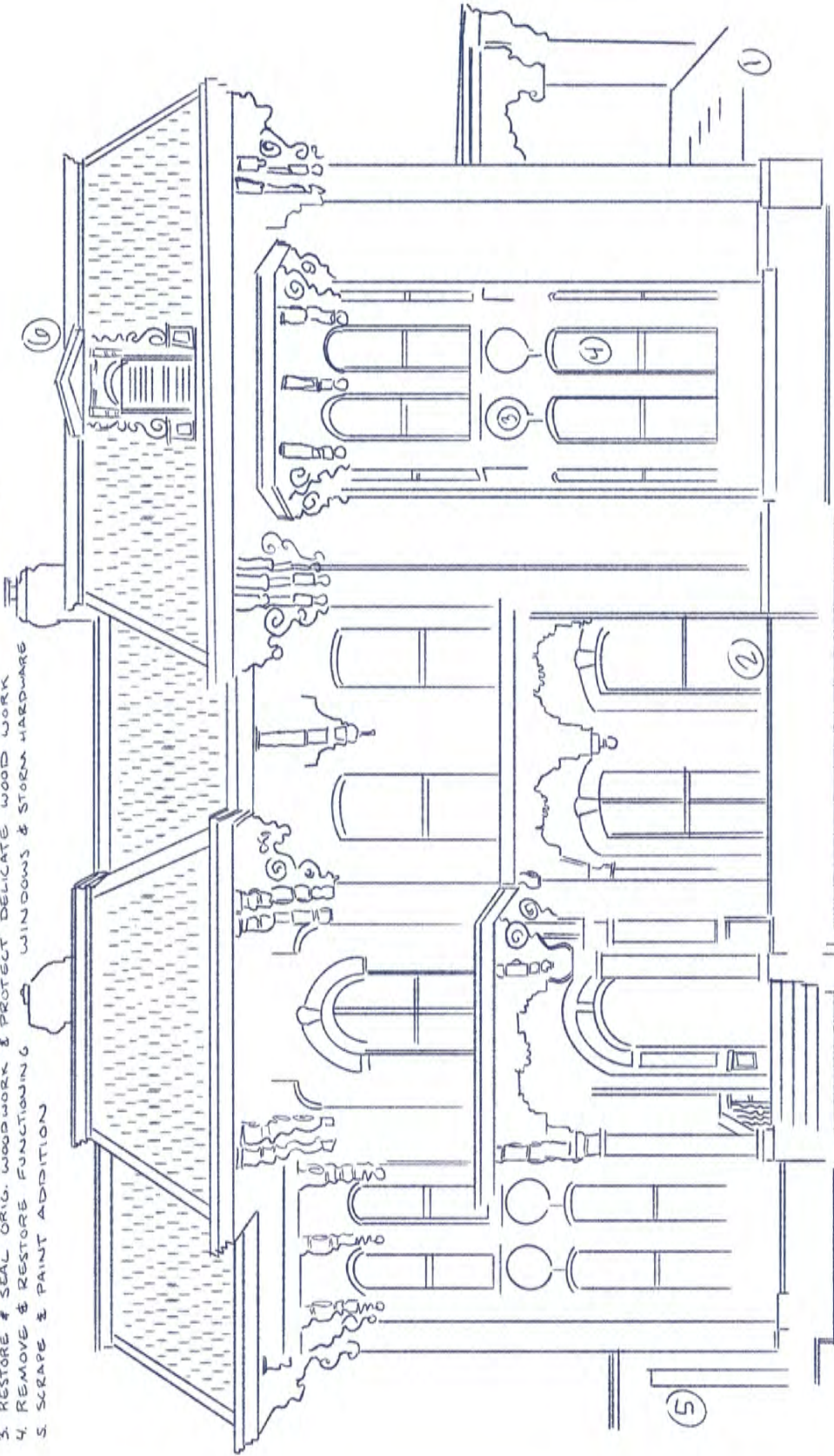
1. Paint the exterior and restore damaged wood and loose paint
 2. Remove all storm windows, scrape and sand all loose paint, and restore window function
 3. Paint and repair of the front porch
- (attached)

Safer Escape LLC
Barry Mezei

1. Install hidden fire escape equipment



1. DAMAGED WOOD & "ALLIGATOR" PAINT - REPAIR, REPLACE, STABILIZE & ENCAPSULATE
2. JULIET BALCONY - RUSTED FENCE & WEATHERED WOOD - PAINT, REPAIR, REPLACE
3. RESTORE & SEAL ORIG. WOODWORK & PROTECT DELICATE WOOD WORK
4. REMOVE & RESTORE FUNCTIONING WINDOWS & STORM HARDWARE
5. SCRAPE & PAINT ADDITION



A. GOULD



1. CLOSE HALL FOR CLOSET PARTITION

2. ELECTRIC FIRE PILE INSERT & OUTLET

3. ELECTRIC FIRE PILE INSERT & OUTLET

4. FLOOR OUTLET & NETWORKING CABLE

5. CLOSE HALL FOR CLOSET PARTITION & REINSTALL DOOR

6. CLOSE HALL FOR CLOSET PARTITION & INSTALL SHELVES & DOORS

7. FULL BATH PER 1938 PLAN

8. SALVAGE PERIOD FIXTURES - HAIR SIZE CLAWBATH WOOD PANEL & 2ND CENTURY ITALIANATE TILE

9. CLOSE HALL FOR CLOSET PARTITION

10. INSTALL KITCHEN VENTILATION

11. REPLACE COUNTER WITH EXTENDED BUTCHER BLOCK

12. INSTALL LOWER CABINET WITH BUTCHER BLOCK COUNTERTOP

13. PAINT & REPAIR DAMAGED JULIET BALCONY

14. REPAIR & REPLACE ORNATE FRONT ENTRANCE STEPS TO ORIG.

15. STRIP REPAIR & REPAINT ALL WINDOWS - ENCAPSULATE LEAD - RESTORE FUNCT.

16. DAMAGED PLASTER THROUGHOUT - T&B POST FOUNDATION REPAIR

17. WHOLE HOUSE BACKUP GENERATOR CONNECTION FOR PHASE III

18. FOUNDATION

A. FLOOR IS SOFT

B. FLOOR IS SLOPED

19. BAT MITIGATION

20. ELECTRIC PANEL UPDATE

A. UPGRADE TO 200 AMP

B. KNOB & TUBE REPLACE

C. OUTLETS GROUND

D. GFCI IN RESTROOM

E. GFCI IN FULL BATH

21. WATERPROOFING

BASEMENT FRONT WALL & REPAIR BROKEN OR COVERED WINDOW WELLS

22. SCRAPE & PAINT GARAGE HOUSE

23. DWE / PIDGEM & OTHER WEID LIFE CLEAN, CLEAR AND SEAL GARAGE HOUSE ANIMAL SCAT

24. REPAIR THE FENCE

25. EXTERIOR TRIM & WINDOWS

REMOVE PAINT SEALED EXTERIOR HARDWARE & REINSTALL USING FIRE SAFE HINGE SYSTEM, SCRAPE & PAINT STORM WINDOWS & INSTALL FIRE ESCAPE WINDOW LADDER DROP

26. REPAIR & REPALE DAMAGED WOOD ON THE FRONT FACING PORCH STEPS + COLUMNS

27. STOVE, NO PERMIT, 3 WIRE FAILED CODE INSPECTION

28. NEEDS TO AMP CIRCUIT BREAKER

29. REQUIRES DEDICATED CIRCUIT

CONT. / OTHER

ALTERATIONS & REPAIRS ON THE

A. GOULD HOMESTEAD

515 NORTH WASHINGTON ST.

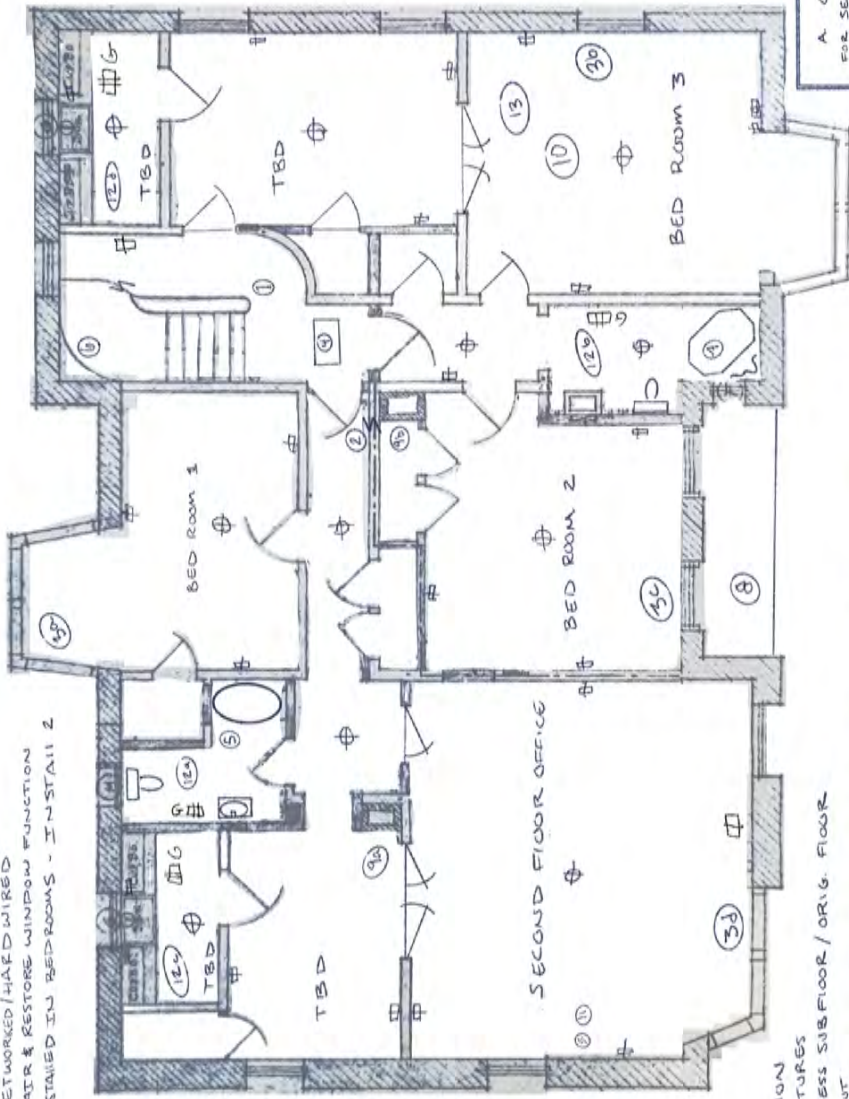
OWOSSO MICHIGAN 48867

FOR SEAN & JANEL HARRINGTON

APRIL 6, 2024 SHEET 1



1. REINFORCE HANDRAIL OVER MAIN STAIRS
2. DRYSAL CRACK ALONG CHIMNEY STACK EDGE MAY BE RELATED TO SIMILAR CRACK RUNNING THROUGH GALLERY ON FIRST FLOOR - ADD SUPPORT BEAMS & STEEL RODS IN BASEMENT AND REPAIR JOIST IN THE BASEMENT (SEE SHEET 3)
3. SPRINKLER SYSTEM/FIRE SUPPRESSION SYSTEM IS NOT PRESENT (CODE=250 OCCUPANCY)
 - INSTALL EXTINGUISHERS IN KITCHENS + HALL
 - SMOKE ALARMS NEED TO BE NETWORKED/HARDWIRED
 - A, B, C, WINDOWS/EGRESS- REPAIR & RESTORE WINDOW FUNCTION
 - FIRE ESCAPE LADDER NOT INSTALLED IN BEDROOMS - INSTALL 2
4. ATTIC ACCESS ABOVE STAIRS, NO LADDER - RELOCATE & ADD DROP
5. BATH LOCATION ABOVE SUSPECTED MOISTURE RELATED PLASTER CEILING DAMAGES OVER FIRST FLOOR BED ROOM SEAL TILE/GROUT & LEAK TEST ALL FIXTURES
6. OPEN CRACKS & SEAMS ON STAIRS & TRIM BASEMENT SUPPORT BEAMS SHOULD RESOLVE MOISTURE BARRIER FAILURE, STRIP, GROUT & RESEAL
7. TILE SHOWS SIGNS OF MOISTURE BARRIER FAILURE, STRIP, GROUT & RESEAL
8. JULIET BALCONY IRON FENCE RUSTED
9. CHIMNEY STACK, STATUS UNKNOWN - INSPECT & SCOPE TO DETERMINE SERVICABILITY OR CAP
10. CLEAN OR REPLACE CARPET
11. REPLACE KNOB & TUBE WIRES AND BRING TO CODE. ADD OUTLETS THROUGHOUT. UPDATE GFCI IN ALL ROOMS WITH WATER FIXTURES.
12. INSTALL MOISTURE MITIGATION VAPOR BARRIER AND VENTILATION IN ALL ROOMS WITH WATER FIXTURES
13. REMOVE DAMAGED CARPET & ASSESS SUB FLOOR / ORIG. FLOOR
14. REPAIR PLASTER & WALLS PER THROUGHOUT



- WATER OR MOISTURE
- OUTLET
- CRACKED PLASTER
- LIGHT
- GFCI

A. GOULD HOMESTEAD
 FOR SEAN & JANEL HARRINGTON
 515 NORTH WASHINGTON ST
 OWOSSO, MICHIGAN 48867
 APRIL 6, 2024 SHEET 2

S E C O N D F L O O R

1. WOOD SHUTTER OVER DAMAGED WINDOW, DAMAGE TO WINDOW WELLS

2. ASBESTOS TAPE ON CEILING/PANEL SHOULD BE REMOVED

3. PUSHMATIC PANEL BOX IS NOT TO CODE, SHUT OFF BOX SHOULD ALSO BE UPDATED (WADSWORTH)

4. CENTRAL FOUNDATION WALL MISSING, DAMAGED OR REMOVED LARGE HOLES THROUGH CENTER SUPPORT WALL FOR HVAC BELOW FLOORS WITH SIGNS OF SETTLING GREATER THAN 50%. OFF ESSENTIAL SUPPORT HAS BEEN LOST AND SECONDARY STEEL RODS & BEAMS SHOW SIGNS OF SHEARING & FAILURE ADDITIONAL DAMAGE AND REMOVAL THROUGHOUT OTHER SECONDARY WALLS ALSO MAY CONTRIBUTE TO 1B & 2ND FLOOR DAMAGES

5. WATER INFILTRATION AT BASE OF EXTERIOR WALL - APPLY OCCUSION SEAL

6. SUPPORT BEAM LEANING OR BENT - SIGNS OF BEING UNDERSHORED

7. MISSING SUPPORT BEAMS UNDER LIVINGROOM - SOFT FLOOR ABOVE

8. DEHUMIDIFIER & EVIDENCE OF CONDENSATION RELATED MOISTURE MANAGEMENT ISSUES

9. NEEDS

ELECTRIC

DRYER

OUTLET

10. GALVANIZED PIPES ARE

CORRODED - REPAIR

11. WATER MAIN - CORROSION

REPAIR & REPLACE

12. INSTALL LIGHTS &

HANDRAILS ON ALL

STAIRS & STEPS

13. DETERMINE IF SUMP OR

BACKFLOW PREVENTION

IS INSTALLED BETWEEN

CLOTHES WASHER &

HVAC UNITS

14. INSTALL VAPOR BARRIER &

BETWEEN BASEMENT &

FIRST FLOOR TO

REDUCE MOISTURE

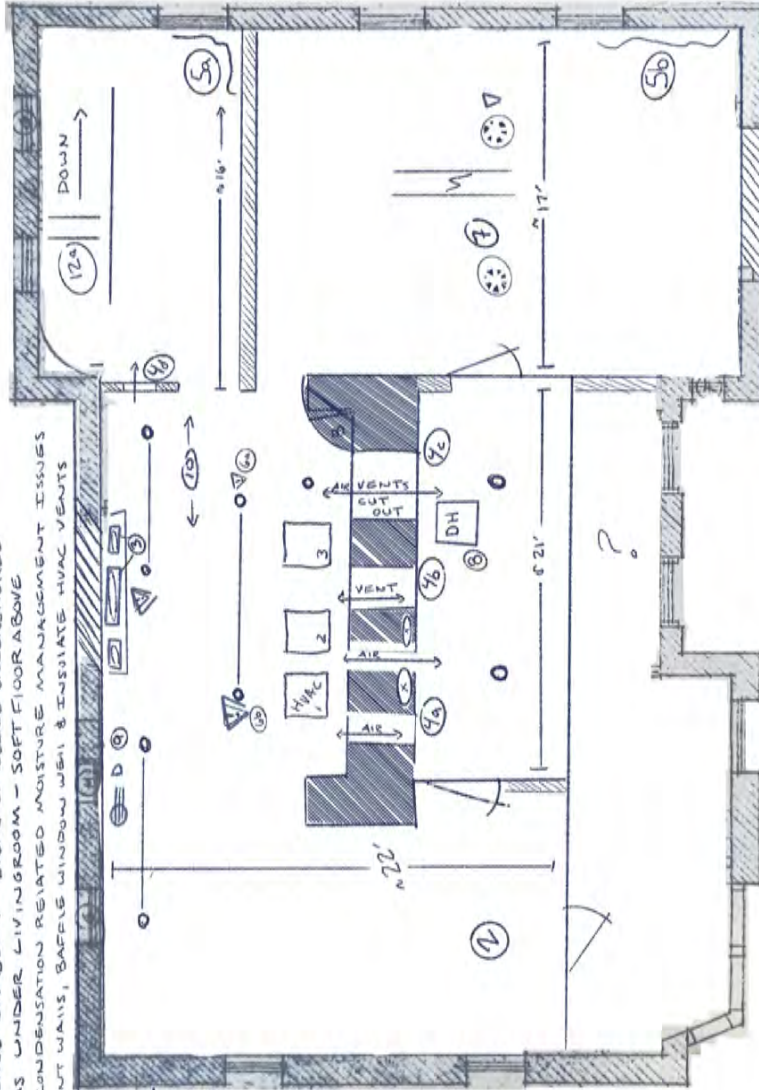
DAMAGE TO FIRST FLOOR

PLASTER & GYPSUM

15. INSTALL BASEMENT

WASHER & DRYER

MOISTURE VENTILATION



A. GOULD HOMESTEAD
FOR SENJ & JAEI HARRINGTON
515 NORTH WASHINGTON ST
OWOSSO MICHIGAN 48867
APRIL 6, 2024 SHEET 3

B A S E M E N T



Rowell Plumbing
Scott Rowell
Master Plumber
1830 E. Riley Road
Owosso, MI 48867
989.413.0110
rowellplumbing@outlook.com

RECEIPT

NAME Janel Harrington	ORDER DATE
[REDACTED]	START DATE 4-10-24
[REDACTED]	<input type="checkbox"/> DAY WORK
[REDACTED]	<input type="checkbox"/> CONTRACT
[REDACTED]	<input type="checkbox"/> EXTRA
575 N Washington St Owosso MI 48867	JOB PHONE
DESCRIPTION OF WORK	
move 4" sewer line in basement, replace Galv. pipe water lines hot and cold 1/2" + 2" Galv. drain pipe, visible lines in basement	
	Total P/L 11,500.00
rough-in bathroom main floor	P/L 5,000
replace lines in wall to upstairs	P/L 8,000
MATERIALS	
LABOR	
TAX	
TOTAL \$	
SIGNATURE _____	DATE _____

- First Floor Bathroom Rough in is not included in the price reduction request. Total plumber price reductions start at \$19,500 and cover the cost of bringing waste lines to code and replacing galvanized lines that are leaking, corroded or non-conforming. Additional costs to be determined at the time of service based on difficulty and access requirements are not included in the price reduction request.





Attached Documents :

- Estimate_1229 -Mishlers-Painting-Plus
- Byers Electric Estimates - Electrical Safety Inspection
- Michigan Wildlife Solutions Estimates
- Home Inspection Report



ESTIMATE

Mishler's Painting Plus
626 E King st
Owosso, MI 48867

mishlerspaintingplus@gmail.com
989-666-1455



Jae Harrington

Bill to
Jae Harrington
515 N Washington Street
Owosso
Michigan
48867

Ship to
Jae Harrington
515 N Washington Street
Owosso
Michigan
48867

Estimate details

Estimate no.: 1229
Estimate date: 04/10/2024

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.		Exterior Painting	Upper third of home and whole carriage house: - Carefully pressure wash all areas to be painted as needed. - Remove loose paint on all areas to be painted. - Apply one full coat of a peel bonding primer to ensure a strong, long lasting top coat. *This primer fills in the cracks of the alligatored paint and helps bridge the gaps giving it a more even look as well as ensuring the paint does not peel again. - Caulk all corners and seams as needed to ensure a watertight seal and clean paint lines. -Apply two coats of exterior paint to all prepped areas using a high quality exterior paint to ensure a long lasting finish. ----- Lower two thirds of home. -Remove storm windows and deliver them to Hi Quality Glass to have them re-		1	\$87,500.00	\$87,500.00

glazed.

*Hi Quality will remove the glass and return the window frames to us so we can remove all old paint, prime, and paint the frames before they reinstall the glass.

-Remove as much old paint as possible on all areas to be painted in order to get as close to the original wood as possible, allowing for a smooth, uniform top coat.

- Apply one coat of high quality exterior primer to all wood, sealing it up and allowing for a strong, long lasting top coat.

- Caulk all corners and seams as needed to ensure a watertight seal and clean paint lines.

- Apply two coats of exterior paint to all prepped areas using a high quality exterior paint to ensure a durable, long lasting finish.

2.	Re-Glazing all windows.	Take all storm windows to Hi-Quality Glass.	1	\$9,000.00	\$9,000.00
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-They will remove old glazing, remove the glass, clean all edges up, reinstall the glass, and apply new glazing making the windows strong again and look like new.

-They will also remove old damaged glazing on all existing interior windows of home as needed and re-glaze those as well.

-This estimate includes re-building new storm windows for the three rotted windows as well as building a new storm window for the one missing.

3.	Interior repair	Dig out all cracks in walls and ceilings to remove any loose plaster.	1	\$27,500.00	\$27,500.00
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Cover all cracks with fiberglass mesh tape to ensure the crack does not return.

Repair approximately 30 holes in walls from electrician.

Prep and install new drywall on ceiling that is removed by plumber.

Apply 2-3 coats of durabond over all prepped damaged areas to ensure a strong, long lasting repair.

Sand and prime all repairs.

Clean all seams and corners of trim to ensure a smooth transition.

Caulk all trim seams and where trim meets walls to cover all cracks and ensure clean transition lines.

*after this stage, all walls, trim and ceilings will be be 100% ready for paint.

4.	Interior painting.	Cover all flooring to keep a clean work space.	1	\$20,000.00	\$20,000.00
		Apply two coats of high quality urethane enamel trim paint to all trim throughout home.			
		Tape all baseboard off to ensure a clean, straight transition line.			
		Apply two coats of white paint to all walls and ceilings throughout home.			

Total **\$144,000.00**

Note to customer

Thank you for your business.

Job #9302113

Electrical Safety Inspection

Customer Name

Jael-Sean Harrington

Job Location

515 North Washington Street, Owosso, MI 48867 USA

Today's Date

2024-04-09

Technician Name

Nathan Byers

Panel



Untitled question

BASEMENT PANEL AREA

Main panel is an outdated Pushmatic panel. There is double tapping and improper connections throughout panel. There is a basement meter bank that feed disconnects that feed to sub panels. Disconnects are not proper, wiring feeding sub panels was not updated when sub panels were put in, there is double tapping at sub panel disconnects. I did meter all breakers throughout panel with proper voltage being sent out and performed a thermal imaging exam with no signs of overheating. I think that this entire area needs to be gutted with new equipment properly installed. Sub panels will need refer with 4 wire, current wire is original. Drain pipe directly above panel, plumber was on site and I did speak to him about moving pipe.

Could not get to sub panels.





Untitled question

Meter Socket



Untitled question

In basement, all service equipment appears to be original to home. These meters should be outside of home and accessible to power company.



Untitled question

Service Wiring-Riser



Untitled question

In conduit, but in basement and original to home.

Untitled question

Grounding



Untitled question

No exterior ground rods, bonding bridge, or water bonding in home. Service is original and has no updates to code.

Untitled question

Surge Protection

Untitled question

No surge protection on electrical, did not see units on any HVAC equipment.

Untitled question

Smoke Detectors

Untitled question

Wireless units throughout home. Homeowner was all system hardwired.

Untitled question

Carbon Monoxide Detectors

Untitled question

Wireless units throughout home. Homeowner was all system hardwired.

Untitled question

GFCI

Untitled question

Missing at laundry x1

Missing kitchen x1, other outlet is protected by GFCI right of sink

Home inspector states the second floor would not trip per his tester. I believe these are working fine but due to ungrounded wiring at tester would not actually trip a GFCI but will need to manually push the reset button

Untitled question

Overall Assessment or Additional Notes

At service change stove will need replaced to 4 wire

I spoke to city to check in on electrical permits, the only electrical permit on file for this home was in 2019 a service replacement (panel, meter) but the work was never done and permit eventually expired. That means the new sub panels upstairs never had inspections which make sense on why the wire was never replaced feeding them.

Unfortunately we did not have enough time and were not able to to access all areas to be able to give the homeowner the best quotes. As of now they have been sent estimates that are subject to change.

My overall assessment of home is that it is obviously dated. It appears some electrical has been updated throughout. On the first floor I opened up 6 outlets and 3 switches, lighting appears like it was redone at some point but outlets outside of kitchen appear to be older. If I were to start anywhere with electrical work my suggestion would be the service.

Untitled question**Inspection
Denial**

By signing homeowner is agreeing that they were offered a home safety inspection and declined to have the inspection done. They are aware of what each of the items above are and why they are important to home and safety of home. Byers Electric Service Team is not responsible for any faults or future issues that may have able to resolve now or find through our electrical inspection.



Byers Electric Service Team
 P.O. Box 388 Swartz Creek Michigan 48473 United States
 (810)852-2378

BILL TO

Jael-Sean Harrington
 515 North Washington Street
 Owosso, MI 48867 USA

ESTIMATE	ESTIMATE DATE
9306519	Apr 09, 2024

JOB ADDRESS

Jael-Sean Harrington
 515 North Washington Street
 Owosso, MI 48867 USA

Job: 9302113

ESTIMATE DETAILS

First Floor Device Rewiring: This includes running new wiring and circuits throughout first floor for outlets. Circuits will include 1 dedicated bath circuit, 3 dedicated fire place circuits, 3 general use outlet circuits, 1 dedicated circuit to new panty area. All circuits will be 20A circuits which will lesson likely hood of tripping in future. We will have 2 floor outlets in library. Outside of floor outlets this quote includes 1 outlet in east home entry that has stairway, 8 in living room, 5 in library, 5 in bedroom, 2 in back panty, 6 in dinning, and the 4 that will be for fireplace and bath totaling to 35. Damage may occur to finish walls which will be homeowners responsibility to repair and replace.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
UT20A25L1	Install new circuit up to 20A and 25'	9.00	\$545.71	\$4,911.39
	Includes needed wiring, device, and proper sized breaker protection			
ANDL1	Add new device	25.00	\$175.00	\$4,375.00
	Includes wiring, box, device and needed connections			
	Price Adjusted for bulk amount			
	Manager approved by Nathan			
ANDL1	Add new device	2.00	\$317.14	\$634.28
	Includes wiring, box, device and needed connections			
	Floor Outlet			

SUB-TOTAL	\$9,920.67
TAX	\$0.00
TOTAL	\$9,920.67
EST. FINANCING	\$141.87

Thank you for choosing Byers Electric Service Team

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Byers Electric Service Team as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Down payment terms. If cancellation occurs dispatch fee will be non refundable. The cost for permits and and power company will be non refundable. If supplies have been pulled 1.5% of total job cost will be non refundable as a restocking fee.

Sign here

Date



Byers Electric Service Team
 P.O. Box 388 Swartz Creek Michigan 48473 United States
 (810)852-2378

BILL TO

Jael-Sean Harrington
 515 North Washington Street
 Owosso, MI 48867 USA

ESTIMATE	ESTIMATE DATE
9306481	Apr 09, 2024

JOB ADDRESS

Jael-Sean Harrington
 515 North Washington Street
 Owosso, MI 48867 USA

Job: 9302113

ESTIMATE DETAILS

Service Change: Remove all outdated and improper service equipment. Starting outside install a new 200A Consumers meter socket. Above meter install a new 2" riser with new wiring feeding Consumers service drop. Next to meter install a 200A Generac generator disconnect. This will be in preparation for future whole home generator hook up. From here run SER wiring in a 2" conduit to basement. All wiring in this area will be combined into one panel. We will install a new 200A BR panel with a BEST 10 year parts and labor warranty. Location and identify all circuits throughout panel. Install a whole home surge protector to protect all electronics throughout home. Grounding will be brought to current code starting outsourced with 2 8" ground rods as well as an inter system bonding bridge. Water system will be bonded at water main at both sides of water meter as well as a jumper at water heater between hot, cold, and gas pipes. All bonding will be taken back to main disconnect. We will run a new 4 wire dryer circuit with GFCI protection as well as a 4 wire range circuit with GFCI protection. Sub panels will need to be re ran as well as this is original wiring and not up to code. The actual scope of doing this is unknown because we could not access panels or come up with plan to get to them but this does include a rough task item to do so. I do expect damage to plaster walls will be done at this time which will be homeowners responsibility to repair and replace. This does include needed city permits, inspections, and handling Consumers energy for shut down and power up. As of now we are expecting this to be a 2 day project with power off both days. This does not include any pre existing violations that inspector may have with home. Outside of panel 10 year warranty all other work and equipment comes with a 2 year parts and labor warranty.

Install GFCI at laundry and kitchen free of charge to homeowner, 2 total units.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
2PBAO	Install premium breaker	2.00	\$185.00	\$370.00
	Includes GFCI breaker, AFCI breaker, custom order breakers			
	Add On Only to be used during full panel replacement or tune up			
200APL1	Install 200A panel	1.00	\$2,200.00	\$2,200.00
	Size breakers in accordance to wire size			

Locate and identify circuits

200AMRL1	Install new meter and riser for larger systems	1.00	\$1,357.14	\$1,357.14
	Install proper strapping and weather head to prevent water from entering system			
PSECL1	Install larger conduit as needed to protect larger wires such as service entry cable	1.00	\$367.14	\$367.14
	Prevents early failure on wiring due to weathering			
EDL1	Miscellaneous electrical demo	1.00	\$0.00	\$0.00
PCL1	Pull needed permits and inspection	1.00	\$500.00	\$500.00
	Handle scheduling and working with Consumers Energy			
SP	Install surge protection to protect electronics throughout home including HVAC systems, entertainment systems, and needed safety devices	1.00	\$320.00	\$320.00
CG200AL1	Complete grounding system for 200A service	1.00	\$1,145.71	\$1,145.71
200AD	Install up to 200A disconnect	1.00	\$645.71	\$645.71
MISC	Upgrade disconnect to Generac transfer switch	1.00	\$400.00	\$400.00
RSECL3	Sub panel circuits	2.00	\$945.71	\$1,891.42
	Land wiring at both ends			
	Install connectors and strapping as needed			
UT3025L1	New circuit up to 30A and 25'	1.00	\$674.29	\$674.29
	Includes wire, needed devices, and properly sized breaker			
UT406050L1	New circuit from 40A-60A	1.00	\$817.14	\$817.14
	Includes wire, needed devices, and properly sized breaker			
PDB	Install bulk amount of premium device	1.00	\$0.00	\$0.00
	Includes GFCI, Dimmer, USB Outlet, Occupancy Sensor, Digital Timer, Special Order Devices			

SUB-TOTAL \$10,688.55

TAX \$0.00

TOTAL \$10,688.55

EST. FINANCING \$152.85

Thank you for choosing Byers Electric Service Team

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Byers Electric Service Team as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Down payment terms. If cancellation occurs dispatch fee will be non refundable. The cost for permits and and power company will be non refundable. If supplies have been pulled 1.5% of total job cost will be non refundable as a restocking fee.

Sign here

Date



Byers Electric Service Team
 P.O. Box 388 Swartz Creek Michigan 48473 United States
 (810)852-2378

BILL TO

Jael-Sean Harrington
 515 North Washington Street
 Owosso, MI 48867 USA

ESTIMATE	ESTIMATE DATE
9312884	Apr 09, 2024

JOB ADDRESS

Jael-Sean Harrington
 515 North Washington Street
 Owosso, MI 48867 USA

Job: 9302113

ESTIMATE DETAILS

Hard Wired Smoke/Carbon: Install hard wired smoke detectors throughout home including wiring, and units. This is an estimate as of now because we do not know exactly how we will run them or total count of units. I have not been able to see all of the areas they will be going in. This includes installing a new circuit and a total of 3 smoke carbon combos and 4 smoke detectors. I'm assuming drywall damage will be done throughout home to interconnect all units. We will be following code smoke detector in every bedroom and a smoke carbon combo outside of every room within 10' of every door.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
FSCC	Install smoke carbon combo detector	1.00	\$585.71	\$585.71
ASCC	Install smoke carbon combo detector	2.00	\$429.71	\$859.42
ASD	Install smoke detector	4.00	\$407.71	\$1,630.84

SUB-TOTAL	\$3,075.97
TAX	\$0.00
TOTAL	\$3,075.97
EST. FINANCING	\$43.99

Thank you for choosing Byers Electric Service Team

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Byers Electric Service Team as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Down payment terms. If cancellation occurs dispatch fee will be non refundable. The cost for permits and and power company will be non refundable. If supplies have been pulled 1.5% of total job cost will be non refundable as a restocking fee.

Sign here

Date



Michigan Wildlife Solutions

2416 Grange Hall Rd
Fenton, MI 48430

ESTIMATE	#24463-1
ESTIMATE DATE	Apr 9, 2024
SERVICE DATE	Apr 9, 2024
EXPIRATION DATE	Apr 5, 2025
TOTAL	\$3,169.00

Jael Harrington
515 N Washington St
Owosso, MI 48867

(502) 819-0133
jaelharrington@gmail.com

CONTACT US

(248) 636-4160
info@michiganwildlifesolutions.com

Service completed by: Tim Bruton

ESTIMATE

Services	qty	unit price	amount
5 Year Warranty 5 year warranty will consist of your basic sealing of anything 3/8" or larger with our standard caulking. We will seal any opening a bat, mouse, squirrel, or bird can enter with just backers and sealants. This includes sealing of eaves, flashing, ridge vents, perimeter caulking, and gable vent screens. Also one way door devices or traps will also be included in this plan. This also includes the installation of Ridge-Guard/ Xclusion pro caps. We are Ridge-guard certified installers so the products come with a life time warranty if installed by us. For more information on our warranty visit https://www.michiganwildlifesolutions.com/about/service-agreement/	1.0	\$0.00	\$0.00
Caulking (Perimeter) Caulking of all areas 1/2" or larger along the perimeter of the home to prevent bats, birds, mice, squirrels or other wildlife from entering. Typically where the soffit/siding meets brick or along t-111 siding. Some areas may require backing rod or galvanized hardware cloth to better fill in the gaps. Quantity in linear feet.	400.0	\$0.00	\$0.00
Entry Points Screen and repair construction gaps and possible entry points at the intersecting roof lines. These are larger openings where bats, birds, mice, and squirrels can enter.	8.0	\$0.00	\$0.00
Wildlife Repair:Gables Screen over louvers on all gable vents with 1/8" galvanized hardware cloth or 1/4" PVC coated mesh to prevent roosting bats, birds, mice, squirrels and other wildlife from entering or creating holes.	4.0	\$0.00	\$0.00
One-Way Bat Doors Install one-way doors at all points of entry to allow bats to be excluded but not return.	1.0	\$0.00	\$0.00

One-way door removal is included upon our discretion or sooner if request by homeowner, after a minimum of 15 days. For jobs completed over the winter, we will return in the spring upon a scheduled appointment from the homeowner. For jobs completed over the spring and summer, we may return in the fall upon a scheduled appointment from the homeowner. Will not remove one-way doors until account is paid in full. Exclusions are considered complete upon installation of one-way doors. Note: One-way doors cannot be installed during Maternity season of June and July. The removal of one-way doors does not in any way signify the completion of the job and should in no way constitute withholding of payment.

Bat Exclusion

1.0 \$3,169.00

\$3,169.00

Bat Removal: (Covered) We guarantee all our work and back it with up to a five-year warranty. Our estimates and service contract are for removal and bat proofing your entire home or building. We seal all openings 3/8" high x 1 1/2 "wide where a bat can enter your home or attic. We offer three different types of warranties. For a whole home proofing with professional materials we provide a full five-year warranty. Products we use are ridge-guard, 30 year sealant, xclusion pro caps and other permanent repairs to your home for bat prevention and exclusion. For alternative solutions and more cost effective measures we offer other products on your home such as ridge-wrap, 1/4" PVC coated hardware cloth, 20 year sealant, etc. to solve your bat problem. With this exclusion procedure we give a three year warranty. For those home owners who just want the bats out and understand, bats may return if proper sealants and products are used we give a one year warranty from the time the bat doors are installed. This method just involves using sealants and one-way bat doors around the home to exclude the pre-existing colony. You may also choose to pay an annual maintenance cost every year to have your home inspected and sealed to keep bats out with a guarantee of another year. Cost will be based on the hardness of the job. It is understood that 50% payment is due to schedule this job. Balance must be paid within 10 days after the work is completed. If there is a re-entry of a bat into your home or attic we will return for no additional cost. One-way door removal is included upon our discretion or sooner if request by homeowner, after a minimum of 15 days. For jobs completed over the winter, we will return in the spring upon a scheduled appointment from the homeowner. For jobs completed over the spring and summer, we may return in the fall upon a scheduled appointment from the homeowner. Will not remove one-way doors until account is paid in full. Exclusions are considered complete upon installation of one-way doors. Note: One-way doors cannot be installed during Maternity season of June and July. The removal of one-way doors does not in any way signify the completion of the job and should in no way constitute withholding of payment. For bat removal of log cabins and cedar shake roofs we only warranty for one year. Log cabins shift so much there is no guarantee the house will stay sealed up for five years. For a reduced yearly maintenance fee, we will return and touch up our repairs to maintain a bat free home.

Bat Removal: (Not Covered) If all recommended repairs on your estimate/contract are not sealed by Michigan Wildlife Solutions, LLC. no warranty can be provided. Bats getting into homes through open doors or windows will not be covered. A dead bat found in the attic or house is not covered under our warranty, however we will return for an additional service fee to remove the deceased bat. Bats hanging on the exterior of the home, roosting behind shutters, roosting under loose siding, roosting underneath eaves or roosting in gable vents we did not screen from the outside of the home will not be covered under the warranty. Noises heard over the winter may be dealt with during the following spring season as we cannot guarantee to get rid of the bats during winter. We will return for no additional cost if scratching noises are heard during the five-year warranty period. If we determine through test traps you are not hearing bats, additional trapping fees will apply. This includes birds, mice, squirrels, raccoons, and all other wildlife. If a bat enters the home during the warranty period, we will not be held responsible for human or animal contact such as being bitten or scratched. We will not provide testing or medical advice. New roofs, weather damage, or any other damages to the outside of your house will require a new inspection, estimate of repairs, and repairs completed to continue your bat removal warranty. Bats may not leave the r

Services subtotal: \$3,169.00

Subtotal \$3,169.00

Total \$3,169.00

We look forward to solving your nuisance wildlife matter!



Michigan Wildlife Solutions

2416 Grange Hall Rd
Fenton, MI 48430

ESTIMATE	#24463-2
ESTIMATE DATE	Apr 9, 2024
EXPIRATION DATE	Apr 5, 2025

TOTAL	\$12,817.00
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Jael Harrington
515 N Washington St
Owosso, MI 48867

(502) 819-0133
jaelharrington@gmail.com

CONTACT US

(248) 636-4160
info@michiganwildlifesolutions.com

Service completed by: Tim Bruton

ESTIMATE

Services	qty	unit price	amount
Attic Restoration	1.0	\$2,240.00	\$2,240.00
Attic Restoration, Insulation & Insurance Work: Most damages to your insulation requires insulation replacement. Some homeowner's insurance companies may pay for this if caused by nocturnal mammals, such as bats and raccoons. Customers are responsible to pay their deductible. We require 50% of total net payment prior to starting work. All payments whether paid by the homeowner or insurance company must be paid upon completion of work. The amount of contaminated insulation, stated in square footage on estimate, and waste will be removed and reinsulated to the proper R-Value agreed to in your estimate. Only responsible for animal waste removal specifically stated on your estimate. ie not included in soffits or walls unless stated on your estimate. Waste container may be on or off site and customer is responsible for cost. Quantity is in square feet.			
Insulation	2240.0	\$2.00	\$4,480.00
Replace insulation with new insulation up to a R-38 Value. R-49 or R-60 can be added an additional cost.			
Insulation (Waste) Removal	2240.0	\$2.00	\$4,480.00
Removal of insulation and bat guano/animal waste through High powered vacuum or 45 gallon construction bags.			
Anti bacteria	2240.0	\$0.35	\$784.00
Apply anti-microbial agent to kill off any bacteria and fungi present.			
Dumpster Load	1.0	\$833.00	\$833.00
Dumpster load- Remove debris including insulation and animal waste from attic. Dumpster will be placed on site or debris will be hauled to dumpster located at our office.			

Services subtotal: \$12,817.00

Subtotal	\$12,817.00
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Total	\$12,817.00
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We look forward to solving your nuisance wildlife matter!

Cemazar Home Inspections

(248) 408-5440

www.cemazarhomeinspections

michaelcemazar@yahoo.com

Inspected By: Michael Cemazar



Home Inspection Report

Prepared For:

Sean Harrington

Property Address:

515

N. Washington

Owosso, MI 48867

Inspected on Thu, Apr 4 2024 at 1:17PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Multi Family
Stories:	Two
Approximate Age:	1853
Age Based On:	Listing
Furnished:	Yes
Occupied:	Yes
Weather:	Drizzle
Temperature:	42°
Soil Condition:	Dry, Wet
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Residents

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Driveway:	Concrete, Dirt Condition: Satisfactory

(Site continued)



Walkways:

Concrete
Condition: Satisfactory



(Site continued)



Patios/Decks:

Wood

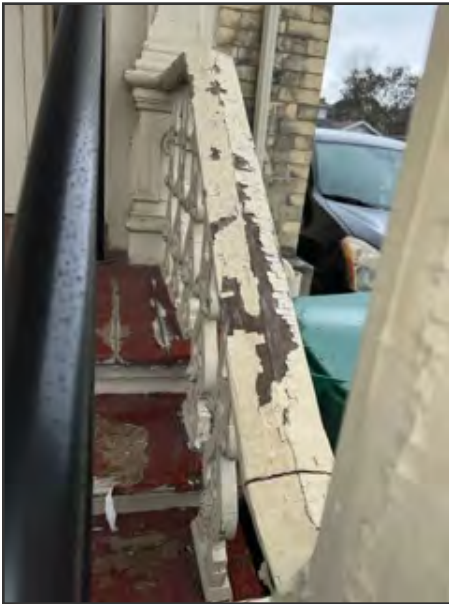
Condition: Repair or Replace



(Site continued)



(Site continued)



(Site continued)



Comment 1:
Side entry.



Figure 1-1



Figure 1-2

(Site continued)



Figure 1-3



Figure 1-4

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Brick, Lap Wood

Condition: Repair or Replace

(Exterior continued)



(Exterior continued)



Exterior Trim Material:

Wood

Condition: Further Evaluation Required



(Exterior continued)



(Exterior continued)



Comment 2:

Pictures are examples of weathered wood and peeling trimmed to the windows at the exterior.

Windows:

Wood

Condition: Satisfactory

Entry Doors:

Wood

Condition: Repair or Replace



Comment 3:

Picture of the torn screen side door.

(Exterior continued)

Balconies:

Wood

Condition: Repair or Replace



Comment 4:
Picture of the balcony with deterioration.

Garage

(Garage continued)



Comment 5:
A garage is not present.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Ground
Roof Design:	Flat
Roof Covering:	Architectural shingles
	Condition: Satisfactory



Comment 6:
Picture of the visible shingles.

Approximate Roof Age:	2021
Ventilation Present:	Roof, Gable Ends
	Condition: Satisfactory

(Roofing continued)

Chimney :

Brick

Condition: Satisfactory



Comment 7:
Picture of the chimneys.

Gutters & Downspouts:

Metal

Condition: Satisfactory

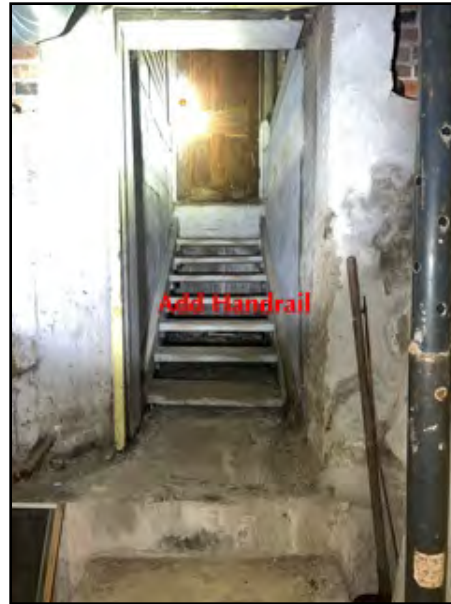
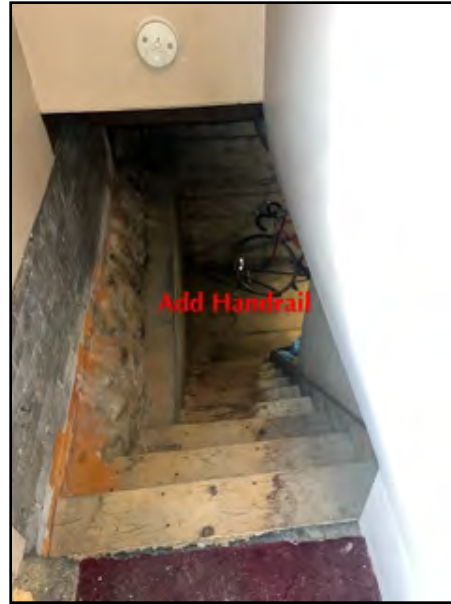
Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

(Structure continued)

Foundation Types:

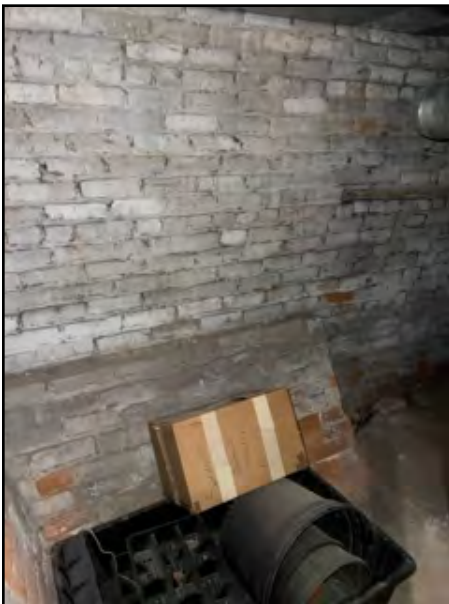
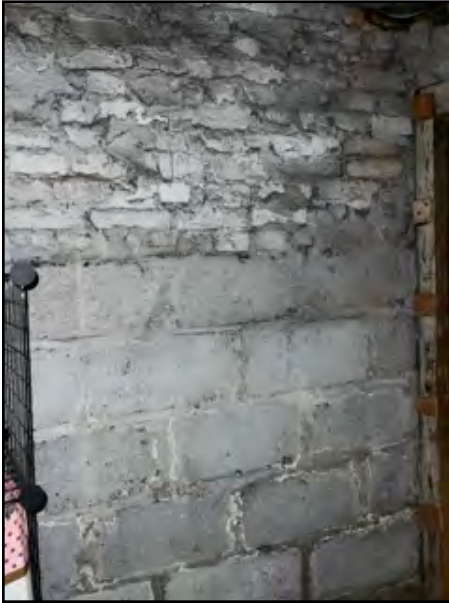
Basement



(Structure continued)

Foundation Material:

Concrete Block, Stone, Brick
Condition: Satisfactory



(Structure continued)



Signs of Water Penetration:

Dampness, Stains, Water
Condition: Repair or Replace



(Structure continued)



Prior Waterproofing:
Floor Structure:

Not Present
Wood Frame
Condition: Satisfactory



Subflooring:

Solid Wood Plank
Condition: Satisfactory

(Structure continued)

Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank, Tongue & Groove Wood
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Satisfactory



Comment 8:



Figure 8-1



Figure 8-2

(Attic continued)



Figure 8-3

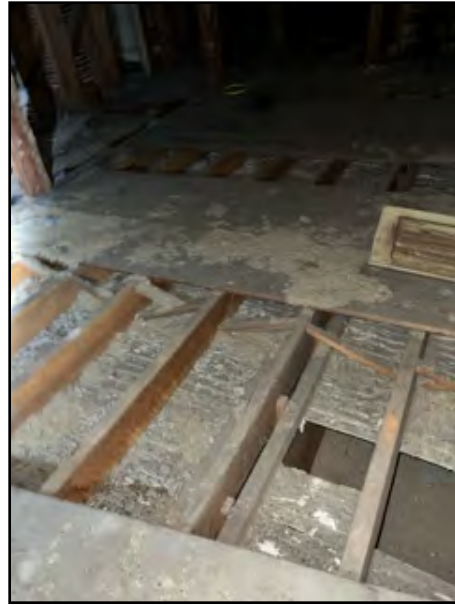


Figure 8-4



Figure 8-5



Figure 8-6

(Attic continued)



Figure 8-7



Figure 8-8



Figure 8-9



Figure 8-10

(Attic continued)



Figure 8-11



Figure 8-12



Figure 8-13



Figure 8-14

(Attic continued)



Figure 8-15



Figure 8-16



Figure 8-17

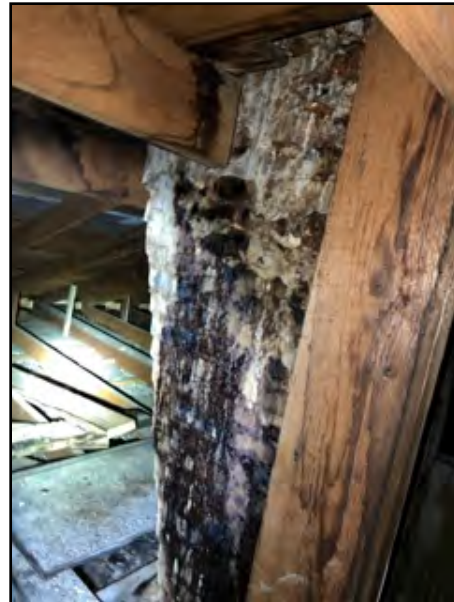


Figure 8-18

(Attic continued)

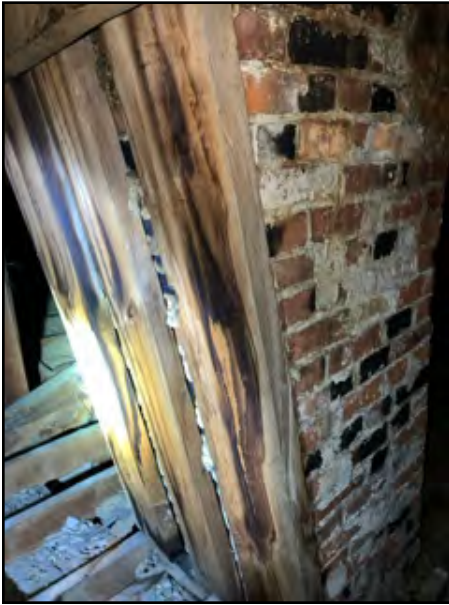


Figure 8-19



Comment 9:
Batt guano .



Figure 9-1



Figure 9-2

(Attic continued)



Figure 9-3



Figure 9-4



Figure 9-5

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Pushmatic
	Condition: Further Evaluation Required

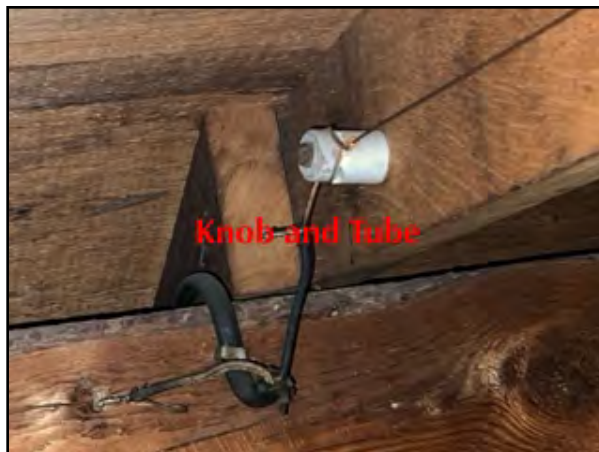


(Electrical continued)

**Comment 10:**

A pushmatic Panel is present. This is a panel that was used primarily between the 1950s and early 1980s. Unlike today's panels it does not operate from left to right. It pushes inward. A significant safety issue is the spring located behind the breaker. Over the years it can become corroded, rusted and brittle. This can result in the breaker not tripping if needed or if tripped by hand the circuit may not reset and remain with no power. Replacement parts are almost impossible to find and there are parts that are labeled pushmatic compatible. However these parts are not approved under the electrical code. Pushmatic breakers use a thermal design mechanism to trip the breakers and current breakers use a thermal and magnetic mechanism to trip the breakers which is safe and reliable. A licensed electrician will be needed to upgrade the electrical panel to meet current standards for safety.

Service Line Material:	Aluminum
Service Voltage:	Condition: Satisfactory
Service Amperage:	240 volts
Service Panel Ground:	100 amps
Branch Circuit Wiring:	Unknown Not Visable
	Knob and Tube in Attic, Cloth Wires
	Condition: Repair or Replace



(Electrical continued)



Comment 11:

Cloth wiring is very common to the age of this house. Although at that time it was standard building practice. I would highly recommend the wiring updated to meet today's standards for added safety.



Comment 12:

Knob and tube was found in the attic. This is outdated wiring, and must be removed by a licensed electrician. Knob and tube is considered a safety issue based on its age. The knob and two is most likely 100 years old.

Overcurrent Protection:

Breakers

Condition: Repair or Replace

Smoke Detectors:

9 volt Battery Type

Condition: Repair or Replace



Comment 13:

Add/replace the smoke detectors to each bedroom, hallways and the basement . Add a CO 2 detector to each level plus a fire extinguisher to the kitchen.

(Electrical continued)



Comment 14:
Picture of the electrical in the basement.



Figure 14-1



Comment 15:
Most of the outlets to the house have open ground.

Sub Panel

Location:

Basement



Comment 16:
Pictures of the sub panels in the basement. Sub panels are used for the air conditioner and units number two and three. Unit number one has the air conditioner powered from the main panel.

(Sub Panel continued)



Figure 16-1



Figure 16-2



Figure 16-3

HVAC

HVAC System Type:

Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	York
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	2021
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting
	Condition: Satisfactory



(Heating continued)



Comment 17:

Pictures of the three furnaces. The furnaces operate at this time. The furnace is functional today, but this does not guarantee that the furnace will function properly in the future. A Furnace must be maintained and serviced by a licensed heating and cooling technician each year prior to use. The heat exchanger is not visible during a home inspection, and it is beyond the scope and ability of this home inspector to dismantle a furnace and view a heat exchanger. Therefore, the heat exchanger should be considered not inspected at this time.



Figure 17-1



Figure 17-2



Figure 17-3



Figure 17-4

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	2 York/1 Trane
Condenser Approximate Age:	2021
Condensate Drainage:	To Floor Drain
	Condition: Satisfactory



Comment 18:

When the temperatures are below 65° I am not permitted to operate an air conditioner because it can cause damage to the system.



Figure 18-1

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Public

Supply Pipe Material:

Galvanized, PEX

Condition: Repair or Replace



(Plumbing continued)



Comment 19:

Galvanized supply lines are outdated and no longer used in today's construction. Galvanized piping can corrode from within and reduce water pressure depositing the metal flakes into the water. The pictures are examples of areas with corrosion.

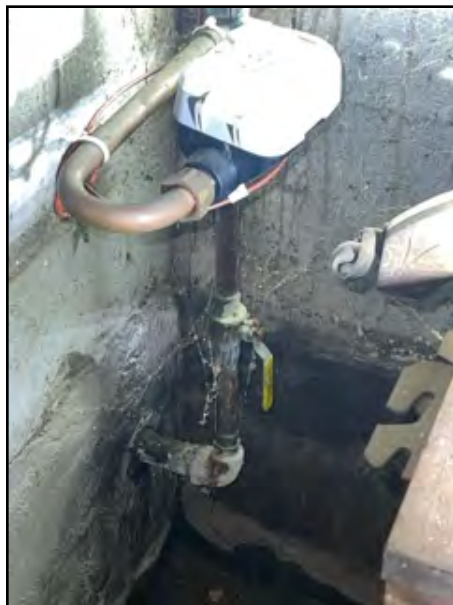
Location of Main Water Shutoff: Basement
Sewer System: Public
Waste Pipe Material: PVC, Cast Iron
Condition: Satisfactory



Comment 20:

Some of the waste lines are not visible.

Location of Fuel Shutoff: At Meter



Comment 21:

Exterior water sources are not tested in the cold weather including sprinkler systems.

(Plumbing continued)

Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	2021
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room



Comment 22:
Picture of the three water heaters.



Figure 22-1

Bathrooms

Bathroom #1

Location: Hallway

(Bathroom #1 continued)



Comment 23:
Picture of the bathroom in unit #3 .

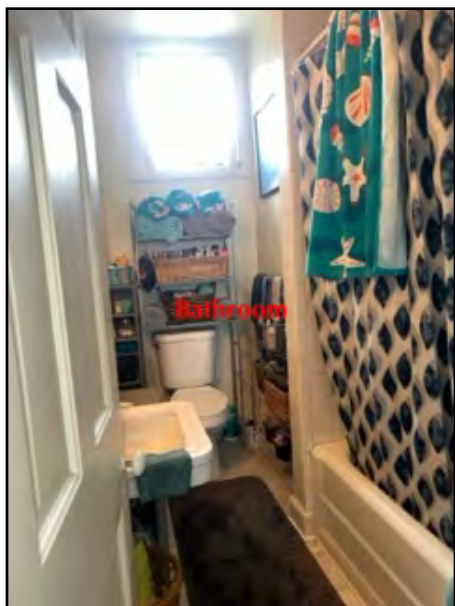


Figure 23-1



Figure 23-2

Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Marginal
Ventilation Type:	Window Condition: Marginal

(Bathroom #1 continued)



Comment 24:

Add a power ventilator to properly route the moisture to the exterior. At the time of construction the window is proper and can still be used.

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 25:

This is the bathroom on unit #3.

Bathroom #2

Location:

Hallway

Bath Tub:

Recessed

Condition: Satisfactory

Shower:

In Tub

Condition: Satisfactory

Sink(s):

Wall Mounted

Condition: Satisfactory

Toilet:

Standard Tank

Condition: Satisfactory

Shower Walls:

Tile

Condition: Satisfactory

Floor:

Linoleum

Condition: Satisfactory

Ventilation Type:

Window

Condition: Marginal



Comment 26:

Add a power ventilator to properly route the moisture to the exterior. At the time of construction the window is proper and can still be used.

GFCI Protection:

Outlets

Condition: Satisfactory

(Bathroom #2 continued)



Comment 27:
Pictures of the bathroom and unit #2.



Figure 27-1

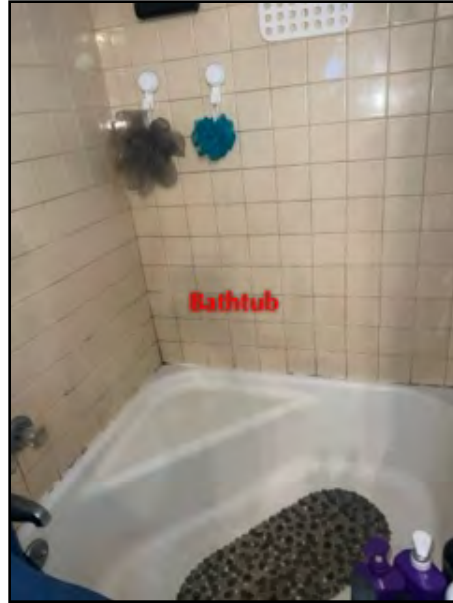


Figure 27-2



Figure 27-3



Figure 27-4

(Bathrooms continued)

Bathroom #3

Location:	First Floor
Sink(s):	Wall Mounted Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 28:
Picture of the bathroom to the first floor area.



Figure 28-1

Living Room

Flooring:	Wood Condition: Satisfactory
Ceiling and Walls:	Drywall Condition: Satisfactory

(Living Room continued)

Electrical: Switches and Outlets, Light Fixture
Condition: Satisfactory



Comment 29:

Have the two prong outlets replaced by a licensed electrician to three prong outlets with proper Grounding to meet current standards.

Windows: Double Hung
Condition: Repair or Replace



(Living Room continued)



Comment 30:

The windows will not open. Peeling paint is present in some windows. The pictures are examples. Are they

Doors:

Hinged

Condition: Satisfactory

Heat Source:

Register

Condition: Satisfactory

(Living Room continued)



Comment 31:
Pictures of the living room unit #3 .



Figure 31-1

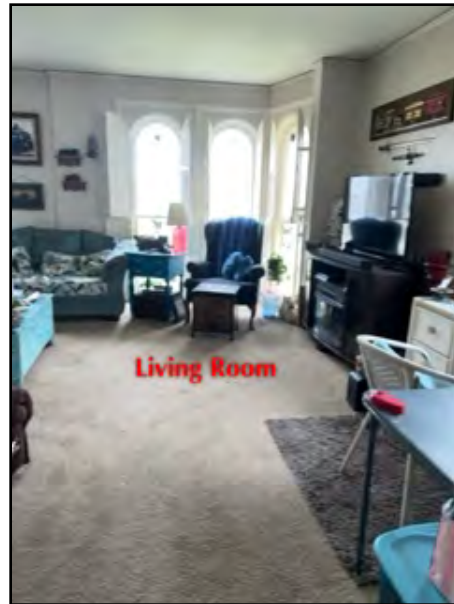


Figure 31-2



Comment 32:
Pictures of the living room to Unit 2.



Figure 32-1

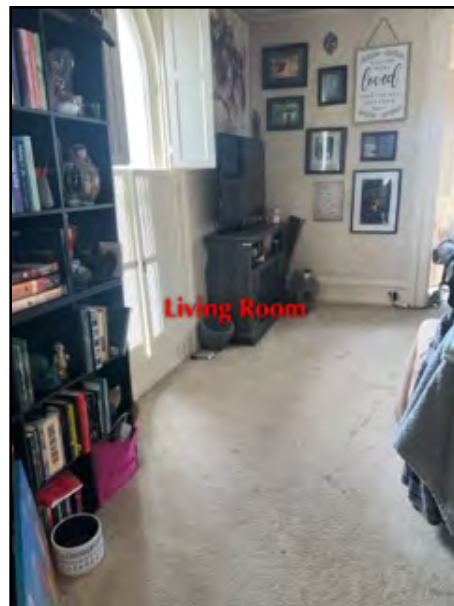


Figure 32-2

(Living Room continued)



Comment 33:
Pictures of the living room To Unit 1.



Figure 33-1

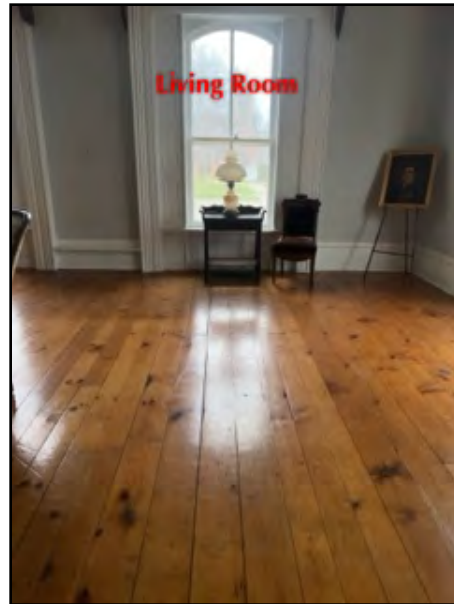


Figure 33-2

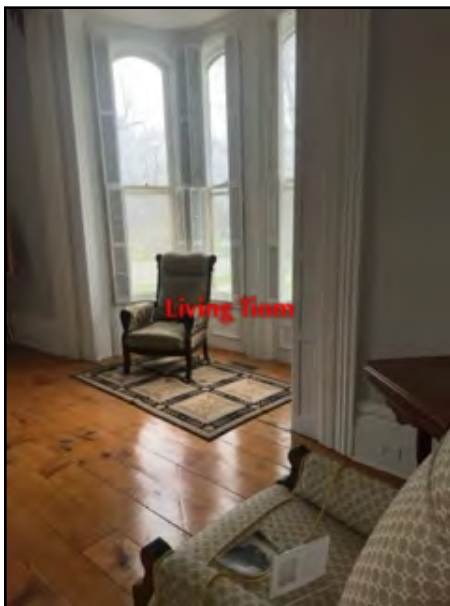


Figure 33-3

Dining Room

Flooring:	Wood Condition: Satisfactory
Ceiling and Walls:	Drywall Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture Condition: Satisfactory
Windows:	Double Hung Condition: Repair or Replace



Comment 34:
Most of the wood windows will not open.

Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory



Comment 35:
Picture of the dining room in Unit 3.



Figure 35-1

(Dining Room continued)



Comment 36:
Picture of the dining room Unit 2.



Figure 36-1

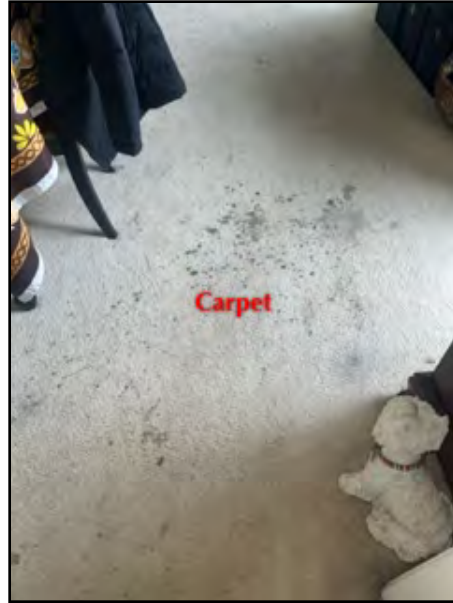


Figure 36-2

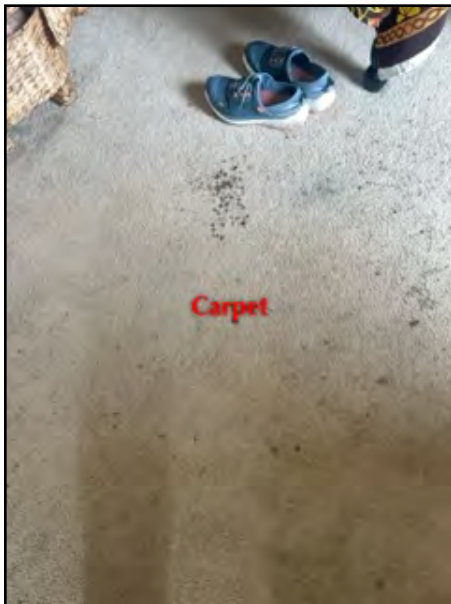


Figure 36-3

(Dining Room continued)



Comment 37:
Picture of the dining room Unit 1.



Figure 37-1



Figure 37-2



Figure 37-3

Bedrooms

(Bedrooms continued)

Bedroom #1

Flooring:	Carpet
	Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster
	Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture
	Condition: Satisfactory
Windows:	Double Hung
	Condition: Repair or Replace



Comment 38:
Most of the wood windows will not open.

Doors:	Hinged
	Condition: Satisfactory
Heat Source:	Register
	Condition: Satisfactory



Comment 39:
Unit 3.

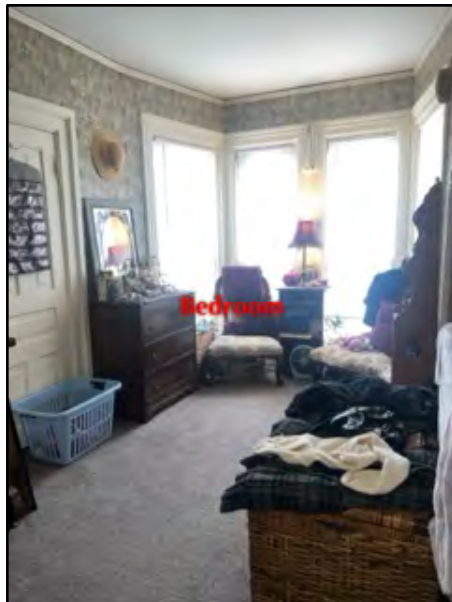


Figure 39-1



Figure 39-2

(Bedrooms continued)

Bedroom #2

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Marginal
Electrical:	Switches and Outlets, Light Fixture Condition: Satisfactory
Windows:	Double Hung Condition: Repair or Replace



Comment 40:
Some of the windows will not open.

Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory



Comment 41:
Unit 2.



Figure 41-1

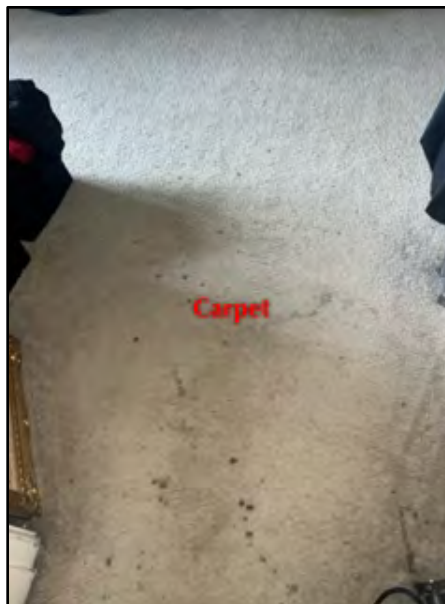


Figure 41-2

(Bedrooms continued)

Bedroom #3

Flooring:	Wood Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture Condition: Satisfactory



Comment 42:

Have the two prong outlets replaced by a licensed electrician to three prong outlets with proper Grounding to meet current standards.

Windows:	Double Hung Condition: Repair or Replace
----------	---



Comment 43:

Most of the windows will not open and there is peeling paint.

Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

(Bedroom #3 continued)



Comment 44:
Unit 1.

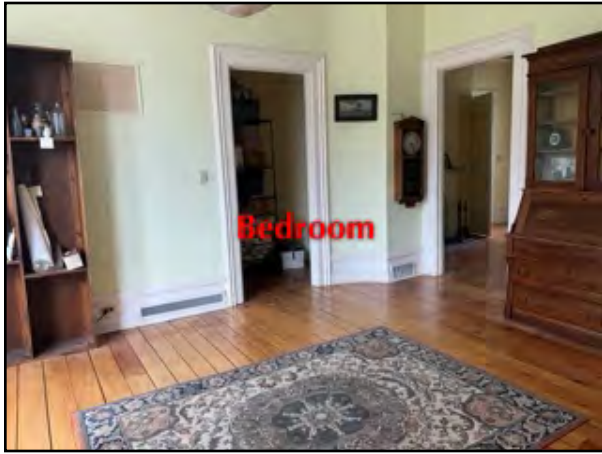


Figure 44-1



Figure 44-2

Bedroom #4

Flooring:

Wood

Ceiling & Walls:

Condition: Satisfactory

Drywall/Plaster

Electrical:

Condition: Satisfactory

Switches and Outlets, Light Fixture

Condition: Satisfactory

(Bedroom #4 continued)

Windows:

Double Hung
Condition: Repair or Replace



Doors:

Hinged
Condition: Satisfactory

Heat Source:

Register
Condition: Satisfactory

(Bedroom #4 continued)



Comment 45:

Picture of the bedroom in unit number one off the kitchen.



Figure 45-1

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Formica Condition: Satisfactory
Sink:	Single Condition: Further Evaluation Required

(Kitchen continued)


 Comment 46:
The GFCI outlet shows an open ground and does not trip when tested with a diagnostic tester.



Figure 46-1



Figure 46-2



Figure 46-3



Figure 46-4

(Kitchen continued)



Comment 47:
Unit 2.



Figure 47-1



Figure 47-2



Comment 48:
Unit 1.



Figure 48-1



Figure 48-2

(Kitchen continued)



Figure 48-3



Figure 48-4

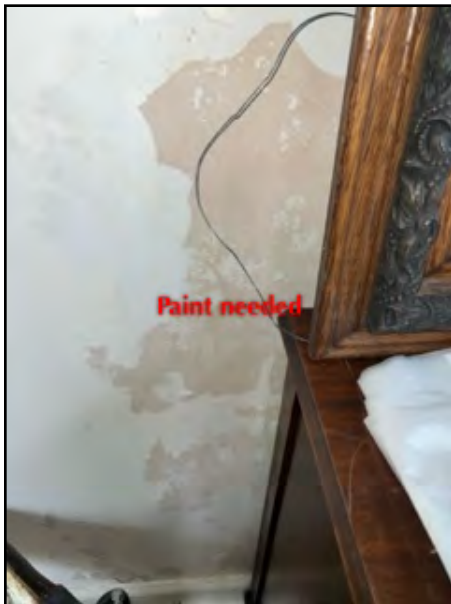


Figure 48-5

Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
	Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes
	Condition: Satisfactory
Washer:	Whirlpool
	Condition: Satisfactory
Dryer:	Whirlpool
	Condition: Satisfactory



Comment 49:
The dryer heats off natural gas.



Comment 50:
Picture of the laundry area in the basement.



Figure 50-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Tile, Wood, Linoleum
Condition: Satisfactory



Comment 51:

Many areas throughout the house have unlevel floors, but this is very common for the age.

Walls: Painted Drywall, Plaster
Condition: Satisfactory



Comment 52:

Unit 3.

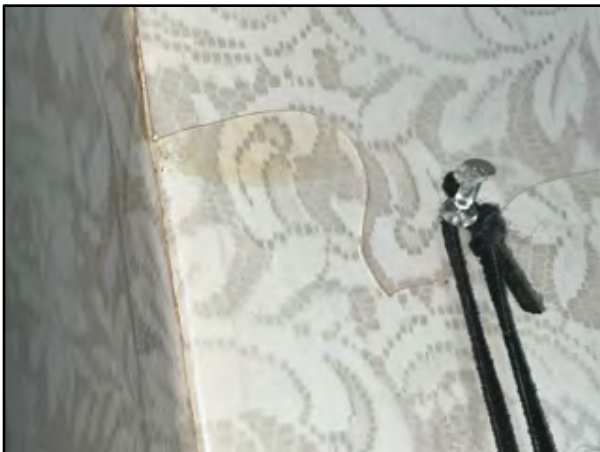


Figure 52-1

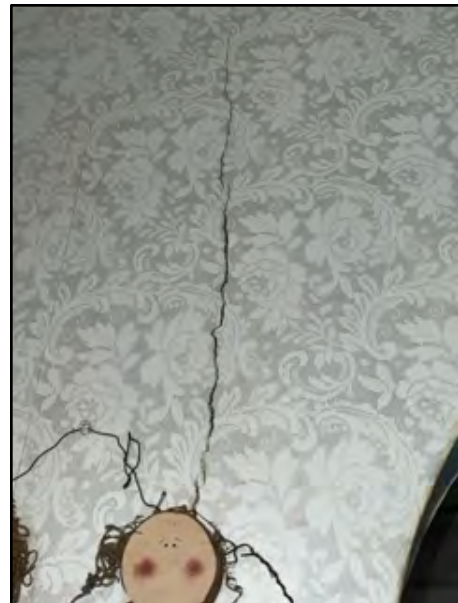


Figure 52-2



Comment 53:

I did notice some common settling cracks in unit number three.

Window Types: Double Hung, Casement
Condition: Repair or Replace

(Interior continued)



Comment 54:

Most of the wood windows do not open in unit 3.



Figure 54-1



Figure 54-2



Figure 54-3

(Interior continued)



Comment 55:

Most of the windows in unit number two will not open and peeling paint is present.



Figure 55-1



Figure 55-2



Figure 55-3



Comment 56:

Most of the unit 1 will not open.

Window Materials:

Wood

(Interior continued)



Comment 57:

The upper wood window will not open.

Entry Door Types:

Hinged

Condition: Satisfactory

Entry Door Materials:

Wood

Interior Door Materials:

Wood

Fireplace:

Not Functional

Condition: Repair or Replace



Carriage house



Comment 58:



Figure 58-1



Figure 58-2



Figure 58-3



Figure 58-4

(Carriage house continued)



Figure 58-5



Figure 58-6



Figure 58-7



Figure 58-8

(Carriage house continued)



Figure 58-9



Figure 58-10



Comment 59:
Interior.



Figure 59-1



Figure 59-2

(Carriage house continued)



Figure 59-3



Figure 59-4



Figure 59-5

(Carriage house continued)



Comment 60:
Second floor.



Figure 60-1



Figure 60-2



Figure 60-3



Figure 60-4

(Carriage house continued)



Figure 60-5

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Patios/Decks

1) Side entry.

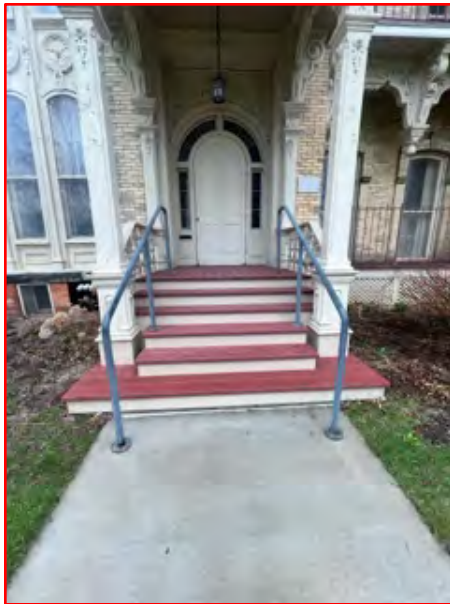


Figure 1-1



Figure 1-2

(Report Summary continued)



Figure 1-3



Figure 1-4

Exterior Trim Material

2) Pictures are examples of weathered wood and peeling trimmed to the windows at the exterior.

Entry Doors

3) Picture of the torn screen side door.

Balconies

4) Picture of the balcony with deterioration.

Roof Covering

5) Picture of the visible shingles.

(Report Summary continued)

Structure: Attic

6)



Figure 8-1



Figure 8-2



Figure 8-3

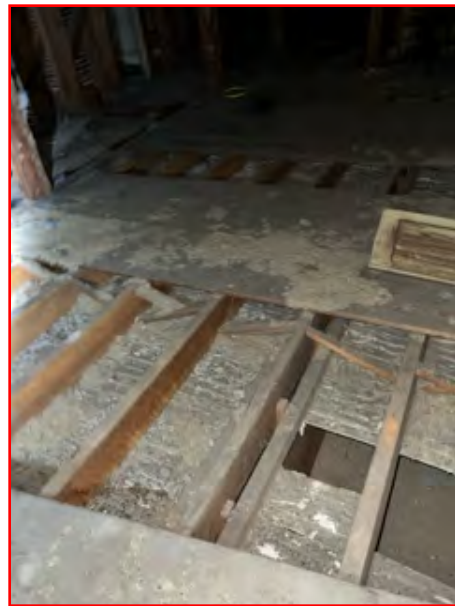


Figure 8-4

(Report Summary continued)



Figure 8-5



Figure 8-6



Figure 8-7



Figure 8-8



Figure 8-9



Figure 8-10

(Report Summary continued)



Figure 8-11



Figure 8-12



Figure 8-13



Figure 8-14

(Report Summary continued)



Figure 8-15



Figure 8-16



Figure 8-17

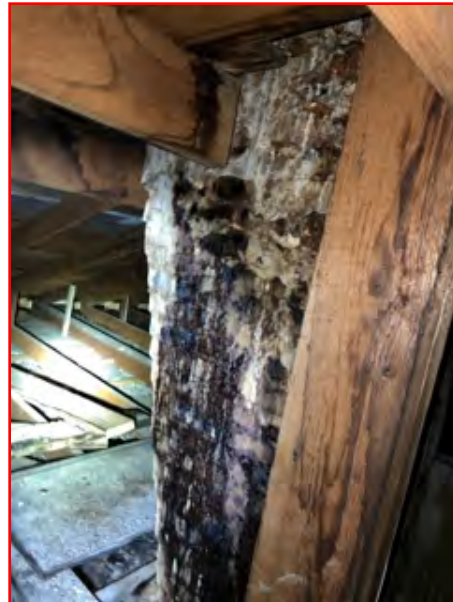


Figure 8-18

(Report Summary continued)

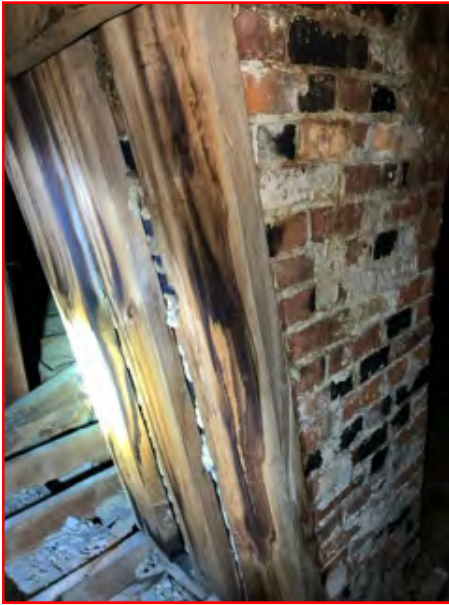


Figure 8-19

7) Batt guano .



Figure 9-1



Figure 9-2

(Report Summary continued)



Figure 9-3

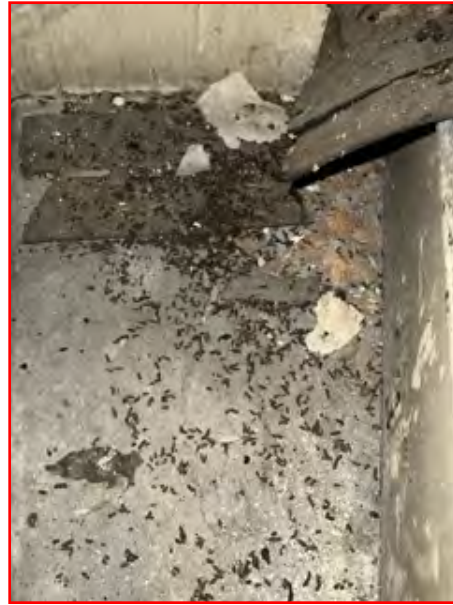


Figure 9-4



Figure 9-5

(Report Summary continued)

Service Panel Manufacturer

8) A pushmatic Panel is present. This is a panel that was used primarily between the 1950s and early 1980s. Unlike today's panels it does not operate from left to right. It pushes inward. A significant safety issue is the spring located behind the breaker. Over the years it can become corroded, rusted and brittle. This can result in the breaker not tripping if needed or if tripped by hand the circuit may not reset and remain with no power. Replacement parts are almost impossible to find and there are parts that are labeled pushmatic compatible. However these parts are not approved under the electrical code. Pushmatic breakers use a thermal design mechanism to trip the breakers and current breakers use a thermal and magnetic mechanism to trip the breakers which is safe and reliable. A licensed electrician will be needed to upgrade the electrical panel to meet current standards for safety.

Branch Circuit Wiring

9) Cloth wiring is very common to the age of this house. Although at that time it was standard building practice. I would highly recommend the wiring updated to meet today's standards for added safety.

10) Knob and tube was found in the attic. This is outdated wiring, and must be removed by a licensed electrician. Knob and tube is considered a safety issue based on its age. The knob and two is most likely 100 years old.

Smoke Detectors

11) Add/replace the smoke detectors to each bedroom, hallways and the basement . Add a CO 2 detector to each level plus a fire extinguisher to the kitchen.

(Report Summary continued)

Electrical

12) Picture of the electrical in the basement.



Figure 14-1

13) Most of the outlets to the house have open ground.

Electrical: Sub Panel

14) Pictures of the sub panels in the basement. Sub panels are used for the air conditioner and units number two and three. Unit number one has the air conditioner powered from the main panel.



Figure 16-1



Figure 16-2

(Report Summary continued)



Figure 16-3

Supply Pipe Material

15) Galvanized supply lines are outdated and no longer used in today's construction. Galvanized piping can corrode from within and reduce water pressure depositing the metal flakes into the water. The pictures are examples of areas with corrosion.

Ventilation Type

16) Add a power ventilator to properly route the moisture to the exterior. At the time of construction the window is proper and can still be used.

Ventilation Type

17) Add a power ventilator to properly route the moisture to the exterior. At the time of construction the window is proper and can still be used.

(Report Summary continued)

Bathrooms: Bathroom #3

18) Picture of the bathroom to the first floor area.



Figure 28-1

Electrical

19) Have the two prong outlets replaced by a licensed electrician to three prong outlets with proper Grounding to meet current standards.

Windows

20) The windows will not open. Peeling paint is present in some windows. The pictures are examples. Are they

(Report Summary continued)

Living Room

21) Pictures of the living room unit #3 .



Figure 31-1



Figure 31-2

22) Pictures of the living room to Unit 2.



Figure 32-1

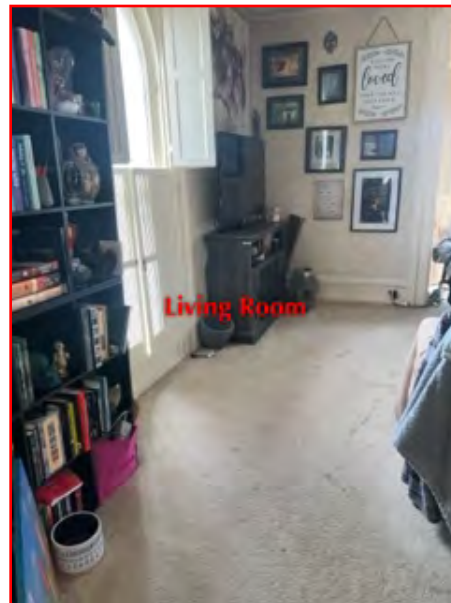


Figure 32-2

23) Pictures of the living room To Unit 1.

(Report Summary continued)



Figure 33-1

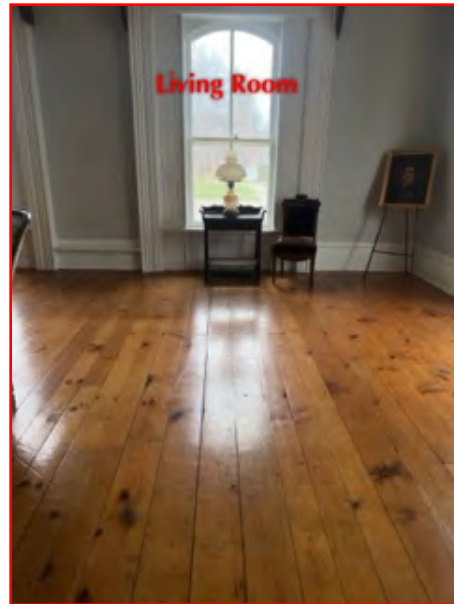


Figure 33-2

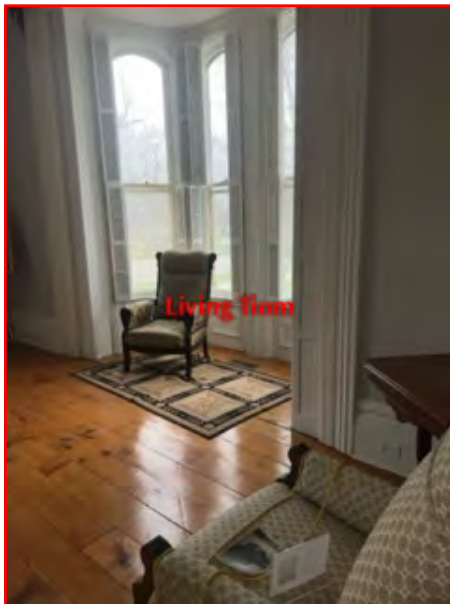


Figure 33-3

Windows

24) Most of the wood windows will not open.

(Report Summary continued)

Dining Room

25) Picture of the dining room in Unit 3.



Figure 35-1

26) Picture of the dining room Unit 2.



Figure 36-1



Figure 36-2

(Report Summary continued)

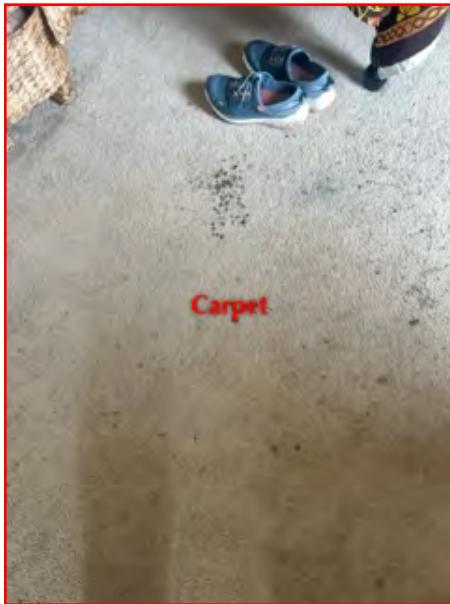


Figure 36-3

27) Picture of the dining room Unit 1.



Figure 37-1

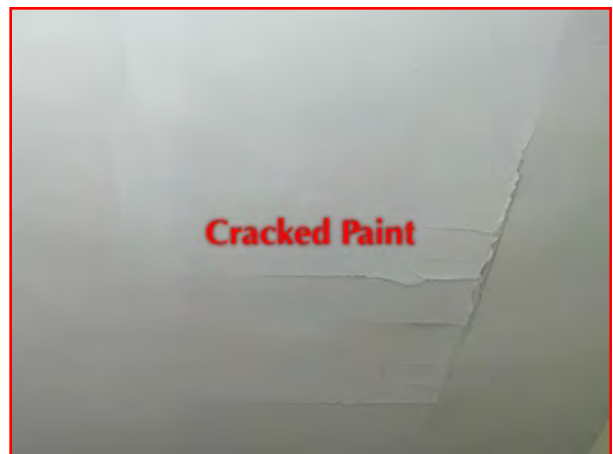


Figure 37-2

(Report Summary continued)



Figure 37-3

Windows

28) Most of the wood windows will not open.

Bedrooms: Bedroom #1

29) Unit 3.

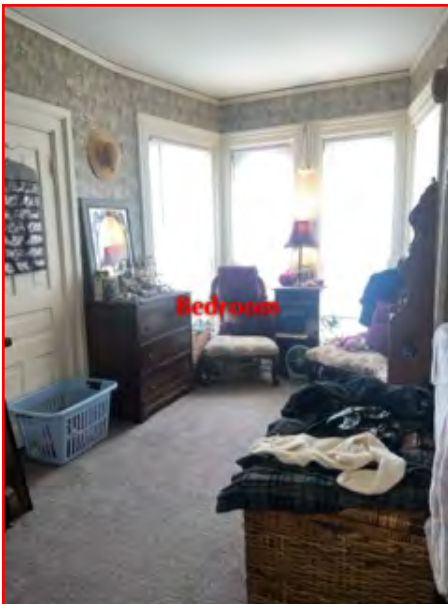


Figure 39-1



Figure 39-2

(Report Summary continued)

Windows

30) Some of the windows will not open.

Electrical

31) Have the two prong outlets replaced by a licensed electrician to three prong outlets with proper Grounding to meet current standards.

Windows

32) Most of the windows will not open and there is peeling paint.

Bedrooms: Bedroom #3

33) Unit 1.

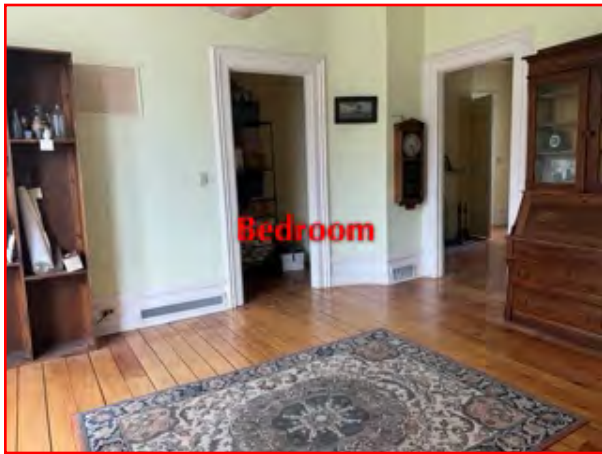


Figure 44-1



Figure 44-2

(Report Summary continued)

Kitchen

34) The GFCI outlet shows an open ground and does not trip when tested with a diagnostic tester.



Figure 46-1



Figure 46-2



Figure 46-3

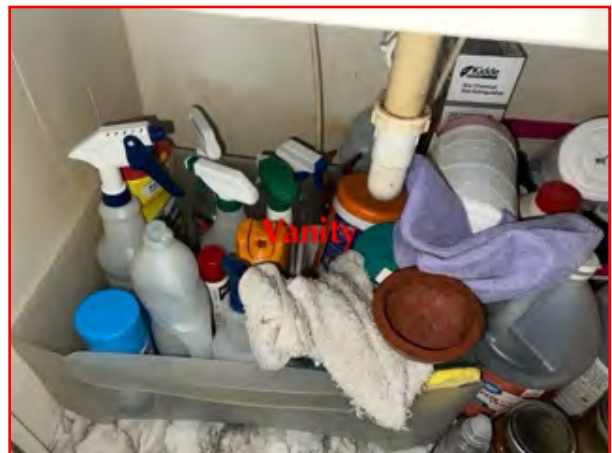


Figure 46-4

35) Unit 2.

(Report Summary continued)



Figure 47-1



Figure 47-2

36) Unit 1.



Figure 48-1



Figure 48-2

(Report Summary continued)



Figure 48-3



Figure 48-4

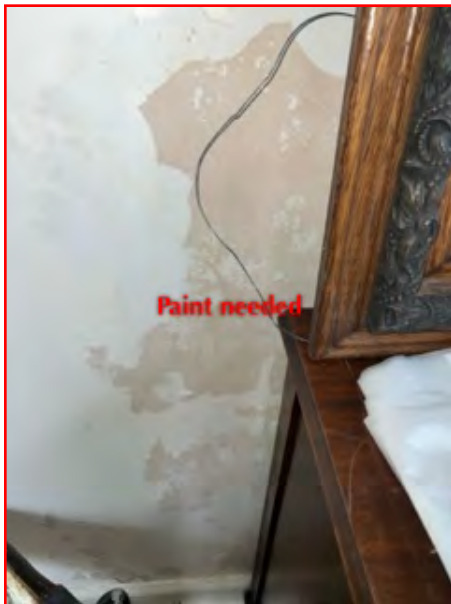


Figure 48-5

(Report Summary continued)

Laundry

37) Picture of the laundry area in the basement.



Figure 50-1

Floors

38) Many areas throughout the house have unlevel floors, but this is very common for the age.

(Report Summary continued)

Walls

39) Unit 3.

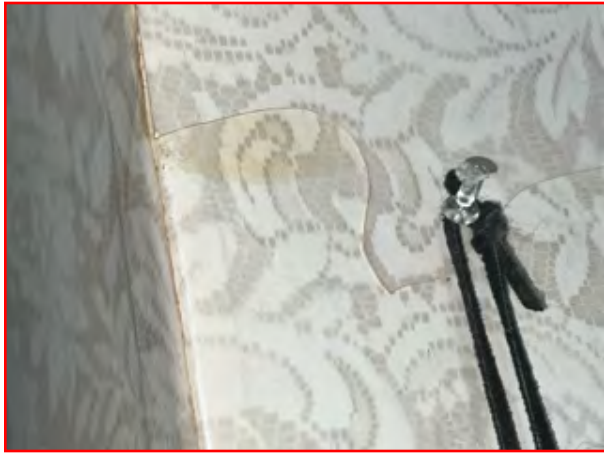


Figure 52-1

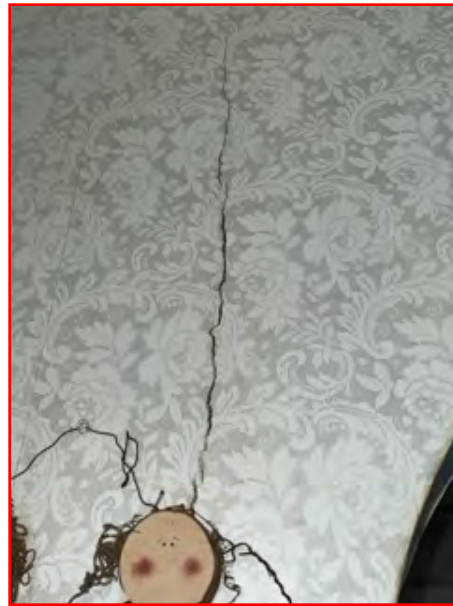


Figure 52-2

Window Types

40) Most of the wood windows do not open in unit 3.



Figure 54-1



Figure 54-2

(Report Summary continued)



Figure 54-3

41) Most of the windows in unit number two will not open and peeling paint is present.



Figure 55-1



Figure 55-2

(Report Summary continued)



Figure 55-3

42) Most of the unit 1 will not open.

Window Materials

43) The upper wood window will not open.

Carriage house

44)



Figure 58-1



Figure 58-2

(Report Summary continued)



Figure 58-3



Figure 58-4



Figure 58-5



Figure 58-6

(Report Summary continued)



Figure 58-7



Figure 58-8



Figure 58-9



Figure 58-10

45) Interior.

(Report Summary continued)



Figure 59-1



Figure 59-2



Figure 59-3



Figure 59-4



Figure 59-5

(Report Summary continued)

46) Second floor.



Figure 60-1



Figure 60-2



Figure 60-3



Figure 60-4

(Report Summary continued)



Figure 60-5