

SPRINGFIELD LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

Tuesday, July 11, 2017 at 4:00 p.m.

1st Floor Conference Room, Busch Municipal Building

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. Minutes - June 6, 2017

Documents:

[MINUTES LCRA JUNE 6, 2017.PDF](#)

4. New Business

4.I. Redevelopment Plan For The 610 E. Harrison Redevelopment Area, Locatged At 610 East Harrison Street, Roza Capital Group, LLC, Applicant

Documents:

[610 E HARRISON REDEVELOPMENT PLAN.PDF](#)

4.II. Blight Report And Redevelopment Plan For The 1325/1329 East Cherry Redevelopment Area, Located At 1325 East Cherry Street; Roza Capital Group, LLC, Applicant

Documents:

[BLIGHT REPORT AND REDEVELOPMENT PLAN FOR THE 1325-1329 E CHERRY REDEVELOPMENT AREA.PDF](#)

4.III. **Amendment To Chapter 353 Redevelopment Plan Application For The Beverly Lofts Redevelopment Area, Generally Located At 525, 529 And 519 East Cherry Street, Beverly Lofts Redevelopment Corporation, Applicant**

Documents:

[BEVERLY LOFTS REDEVELOPMENT AREA - AMENDMENT TO CH 353 APPLICATION.PDF](#)

5. **Other Business**

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

**Tuesday, June 6, 2017 at 4:00 PM
Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

2. Roll Call

Present: Allen Grymes, Benjamin Hall, Steve Jackson, Ron Tappan and Benjamin Hall
Others Present: Nick and Debbie Newman, Cherokee Firearms, Owners; Allen Casey, Casey Architecture; Laurel Bryant, Rountree Neighborhood Association; Karen Spence, Rountree Neighborhood Association; Shawn Whitney, Spencer Fane Britt & Browne
Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Nick Woodman, and Judy White

3. Approval of Minutes

Motion was made to approve the minutes from May 2, 2017 by Ron Tappan. Allen Grymes seconded the motion. Motion approved (4-0)

4. New Business

- a. Request for Real Property Tax Abatement for Redevelopment Project located inside the College Street Corridor Redevelopment Area at 1500 West College Street; Newman Enterprises, applicant. Resolution No. 2017-3238

Motion was made to approve Real Property Tax Abatement for Redevelopment Project by Ron Tappan. Allen Grymes seconded the motion. Motion was approved (4-0)

- b. Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area, located at 414 East Bear Boulevard; Magers Co. I, LP, applicant. Resolution No. 2017-3239

Motion was made to approve the Redevelopment Plan by Allen Grymes. Ron Tappan seconded the motion. Motion was approved (4-0)

- c. Blight Report and Redevelopment Plan for the 521 Boonville Redevelopment Area, located at 521 North Boonville Avenue; US Photonics, applicant. Resolution No. 2017-3240

Ben Hall recused himself due to conflict of interest

Motion was made to approve the Blight Report and Redevelopment Plan by Ron Tappan. Allen Grymes seconded the motion. Motion was approved (3-0)

- d. Chapter 353 Development Plan Application for the Boomertown Lofts Redevelopment Area, generally located along the east side of South National Avenue between East Madison Street and East Page Street; Boomertown Lofts Redevelopment Corporation, applicant. Resolution No. 2017- 3241

Motion was made to approve the Chapter 353 Development Plan Application by Allen Grymes. Ron Tappan seconded the motion. Motion was approved (4-0)

5. Other Business

6. Adjourn

Redevelopment Plan
610 E. Harrison Redevelopment Area
Springfield, Mo

June 2017

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Redevelopment Plan

610 E. Harrison Redevelopment Area

I. Introduction

Roza Capital Group LLC, a Missouri Limited Liability Company (the “Developer”), has prepared the following plan for the redevelopment of approximately .2623 acres into multi-family residential apartments. The Developer’s propose is to remove the existing deteriorated and dysfunctional structure and construct 8 units multi-family residential apartment building. The dwelling units will be leased, and the building will have thirty-two (32) total bedrooms, with each single dwelling unit having four (4) bedrooms. Additionally, one of the purposes of this plan is enable to utilize partial real property tax abatement pursuant to the Land Clearance for Redevelopment Authority Law to facilitate redevelopment.

II. Background

The Developer purchased the property at 610 E. Harrison in January 2017. The existing structure is approximately 88 years of age two story old style brick home with a detached garage from 1920 that is 360 square feet. The property is zoned High–Density Multi-Family Residential. Due to the deterioration and sewer damage and flooded basement of the structure there were no residents in the home at the time the Developer purchased the property.

According to the Greene County Assessor's website, the structure is 2,310 square feet. Its appraised value is \$109,800 and its assessed value is \$20,870. Its 2016 property taxes were \$1143.79.

III. Description of the Project

Boundaries of the Redevelopment Area

The Redevelopment Area is located on the south side of East Harrison Street between South Holland Avenue and South Kimbrough Avenue. This street block is almost entirely made up of older multi-family properties and several of the properties are suffering from a lack of capital improvements. The redevelopment area is in a High-Density Multi-Family Residential District (R-HD). The legal description is attached in Exhibit A.

The Redevelopment

The Redevelopment will be suitable to the High-Density Multi-Family Residential District (R-HD). The existing structures will be removed and replaced with new multi-family residential apartments fitting the neighborhood look.

The Redevelopment Area is over a quarter of an acre at .2623 acres (11,425 square feet), less than the existing lot minimum requirement within the High-Density Multi-Family Residential District of 15000 square feet; however, it has been certified as a tract of land prior to 1956, so this lot minimum requirement does not apply.

IV. Need for Redevelopment

Blighted Area

The Redevelopment Area is located within the (former) Southwest Missouri State College Urban Renewal Area. This area is one of the remaining portions of a larger area that was declared a blighted area in 1972. In 2015, much of the area in the former SW MO College URA was un-blighted, primarily expect for the area located west of South Holland Avenue. This is area, which includes the Redevelopment Area, currently remains blighted. Further, the Redevelopment Area itself exhibits a predominance of blighting conditions that render the current structure a menace to public health and safety and an economic and social liability. See attached Exhibit B for pictures of the blighting conditions. See Exhibit E for a map showing the Redevelopment Area within (former) Southwest Missouri State College Urban Renewal Area.

The Redevelopment Area is in great need of redevelopment due to its location within the (former) Southwest Missouri State College Urban Renewal Area as well as the predominance of blighting factors it exhibits. The structure does not present a reasonably safe environment to be used as a residence in its current condition. For this reason the property was vacant when the Developer purchased it in January 2017. Correcting the blighting factors without demolishing the structure simply wouldn't be a feasible investment. Removing the structure and replacing it with multi-family residential dwelling units is the highest and best use and most closely aligns with the objectives of the Vision 20/20 Springfield-Greene County Comprehensive Plan adopted in November 2001.

The Redevelopment Plan's Adherence to the Growth Management and Land Use Element of the Vision 20/20 Springfield Greene County Comprehensive Plan

The Redevelopment will closely align with many of the objectives of the City of Springfield's Growth Management and Land Use Plan (GMLUP), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.

Objective 1(18-7, GMLUP): "The City of Springfield and Greene County should work together to create a future development pattern that is more geographically balanced and compact than past trends."

The Redevelopment is investing in growth within this area. It will remove dysfunctional units that are not providing an adequate housing option in favor of more dense multi-family housing.

Objective 2 (28-7, GMLUP): "Springfield and Greene County should seek sustainable growth by investing in established areas..."

The Redevelopment is located within (former) Southwest Missouri State College Urban Renewal Area. It is also less than half a block from MSU (SMSU). These are some of the most "established" areas within Springfield.

Objective 9 (213-28, GMLUP): "Springfield and Greene County should target several locations as Activity Centers. In those locations, plans, regulations and public investments should promote... higher density housing."

The Redevelopment will be removing uninhabitable and dysfunctional house, which is currently no choice at all for safe housing, in favor of new multi-family residential dwelling units. The Redevelopment Area is located within the MSU (SMSU) Activity Center and is on the edge of the Center City Activity Center.

Objective 13 (18-46, GMLUP): "The City of Springfield and Greene County should regulate land development consistent with the Springfield Area Land Use Plan."

According to figure 18-7 within the GMLUP, the Redevelopment Area is located in an area designated for 'Medium- or High Density Housing.'

"Townhouses and all various forms of apartment buildings are included in this category, which has been located where there is good traffic access, between low-density housing and non-residential land uses, and at high-amenity locations such as greenways and pathways. The density is expected to be greater than 6 housing units per net acre (28-48, GMLUP)."

The Redevelopment Area is located on Harrison Street which is a Local Street and adjacent to Kimbrough Street which is a Secondary Arterial providing good traffic access. The Redevelopment area may also be accessed by an alley. It is also located within a few hundred feet of several commercial properties along Kimbrough and a few hundred yards near a park on Cherry St. and church along Harrison. Furthermore, Downtown, Restaurants, Missouri State University, Bear Line Bus Services, and Transit Services are within a short walk.

The density of the Redevelopment will be thirty (30) multi-family residential dwelling units per acre, equating to 8 multi-family residential dwelling units within this .2623 acres.

The Redevelopment's Adherence to the Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan

The Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan defines the redevelopment area as being located within Center City.

Center City Vision Statement (1-1, Center City Element)

"Center City is everybody's neighborhood; a place to live, work and play. A place where people of all ages, backgrounds and interests are welcome to enjoy a vibrant, dynamic, and growing environment. Center City is an exciting, inviting, livable place. Center City is clean, safe, friendly, and accessible to all (2-2, Center City Element)."

The Redevelopment is removing housing which is not "clean, safe, (or) friendly" and replacing it with multi-family residential dwelling units which will be "exciting, inviting, (and) livable," as well as "clean, safe, (and) friendly." It's foreseeable that the multi-family residential dwelling units will be primarily occupied by occupants who will likely live, work, and be educated within Center City.

Issues and Forces (2-12. Center City Element)

In Figure 8 on page 2-11 of the Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan, the Redevelopment Area is identified as being within a neighborhood that is a "Link" between MSU (SMSU) and Greater Downtown.

This area has been identified as an important neighborhood linking two Major activity centers, and presents some suggestions for better "linkage."

"Least well defined are the paths that psychologically and visually link the residential areas to the commercial or public areas. It may be possible to strengthen these connections with landscaping, lighting, signage, and building placement. Better integration of peripheral housing could support the businesses, enhance the feeling of living in Center City, and support property values (2-12, Center City Element)."

The Redevelopment will create "better integration of peripheral housing (that) could support the businesses". There are businesses located within only a few hundred feet of the Redevelopment area, yet the Redevelopment Area is in a High-Density Multi-Family Residential District

The Redevelopment will also do its part to "strengthen these connections with landscaping, lighting... and building placement." The Redevelopment will be removing antiquated housing, and by nature of new development will be required to abide by all guidelines set forth in the Zoning Ordinance which will improve upon the site's landscaping, lighting, and building placement (setbacks).

V. Redevelopment Plan Objectives and Strategies

There are two primary objectives of the Redevelopment; (a) to remove deteriorated housing that does not present a safe, clean choice as an environment to live, and (b) to replace with new multi-family residential dwelling units to be leased that follow the plans and objectives of the Vision 20/20 Springfield Greene County Comprehensive Plan as set forth in this Redevelopment Plan.

Land Use Plan

A.) Former and Existing Land Use

The Redevelopment Area currently consists of a two story single family house that is approximately 88 years old and in unlivable condition and currently vacant. There is also a secondary structure that is a shed/garage.

B.) Proposed Land Use

The proposed land use is for eight (8) modern-style multi-family residential dwelling units, which will be four stories tall, reliant on building code allowances. The property will be leased and there will be 32 total occupants. The Redevelopment will substantially conform to the attached Site Plan in Exhibit C.

C.) Financing

The Developer is utilizing conventional financing to finance this project.

D.) Disposition of the Property

No land is proposed to be disposed of within the Redevelopment Area.

E.) Plan for Relocation Assistance

The home was vacant at the time the Developer took ownership of the property. It remains vacant, so no relocation assistance will be necessary.

F.) Redevelopment Schedule and Estimated Date of Completion

- Plans finalized and approved by July 2017
- Demolition and site prep by July 2017
- Construction to begin by August 2017
- Completion of project by May 2018

G.) Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H.) Covenants

The Redevelopment Plan shall run with the land for a period of twenty years for the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop and use the real property within the Redevelopment Area in accordance with the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

Other Provisions

A.) Compliance with General Plans

As described herein, the Redevelopment Plan complies with the objectives of the Springfield-Greene County Comprehensive Plan.

B.) Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

C.) Population Density

The Redevelopment will provide eight (8) multi-family residential dwelling units located within the Redevelopment Area of approximately .2623 acres (11,425 square feet) for a density of no more than 30 multi-family residential dwelling units per acre. The High-Density Multi-Family Residential District (R-HD) zoning allows a maximum of forty (40) units per acre. The maximum density of residency is one hundred and twenty (120) *residents per acre*, which would be thirty (30), four-bedroom *units per acre*.

D.) Public Facilities

It is not anticipated at this time that the Redevelopment will require any additional public facilities or utilities.

E.) Codes, Ordinances, and Zoning

There is no anticipated change to zoning ordinances or maps, street layouts, street levels or grades, building codes, or ordinances. This project will include off-street parking as required in the R-HD, High-Density Multi-Family Residential District.

VI. Procedure and Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GREENE, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

All of the West Fifty-Seven Feet (57.00') of Lot 59 in Southern Addition as per the Recorded Plat Thereof in the Greene County Recorder's Office, Springfield, Greene County, Missouri.

EXHIBIT B
PICTURES OF THE BLIGHTING CONDITIONS



B-1) Vegetation is overgrowing, which has attracted vagrants.



B-2) Vagrants and Trespasser's have broken in and therefore the house is now in process of board up, *per city code*.



B-3) Signs for Mildew and Mold are appearing on window sills and can cause health hazards.



B-4) Peeling old paint is prevalent around the exterior of the house trim. Houses built prior to 1978 are at High Risk of having Lead Paint, which can cause serious Health Concerns when peeling, chipping, and cracking, thus exposing the Lead dust.



B-5) Guttering around the house is deteriorating and causing water damage to soffits areas and interior mildew.



B-6) Roofing and shingles are not draining properly due to underling roof decking and roof joist, which are not structurally in tack.



B-7) Roofing and shingles are not draining properly causing water damage, mildew, and mold in the interior of house.



B-8) Fungi growth is prevalent on flooring joist in basement.



B-9) Electrical throughout the house is outdated, improperly installed, and is at High Risk of causing a fire.



B-10) Electrical outlet has no grounding plug and appears to have been melted due to improper wiring throughout the house.



B-11) Electrical Fuse Box is outdated and is at High Risk of causing a fire.



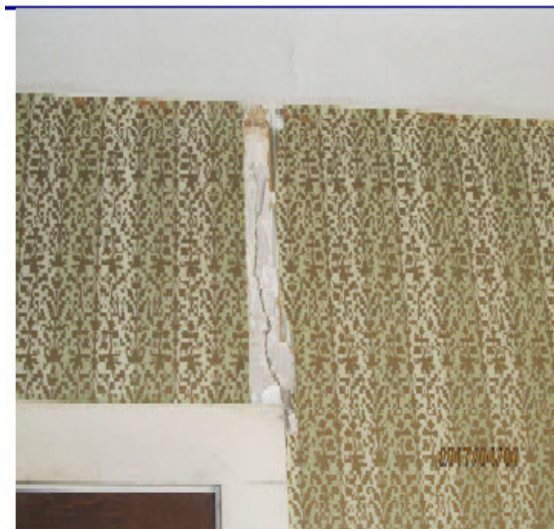
B-12) Sewer and Plumbing is obsolete and does not connect to city sanitation services due to a broken sewer line.



B-13) Metal Gas piping is corrosive and may be leaking gas into the house.



B-14) Structural cracks and structural issues are seen throughout the house.



B-15) Structural cracks and structural issues are seen throughout the house.



B-16) Unwarranted vegetation and overgrow can cause critters, snakes, and other species to populate the yard.



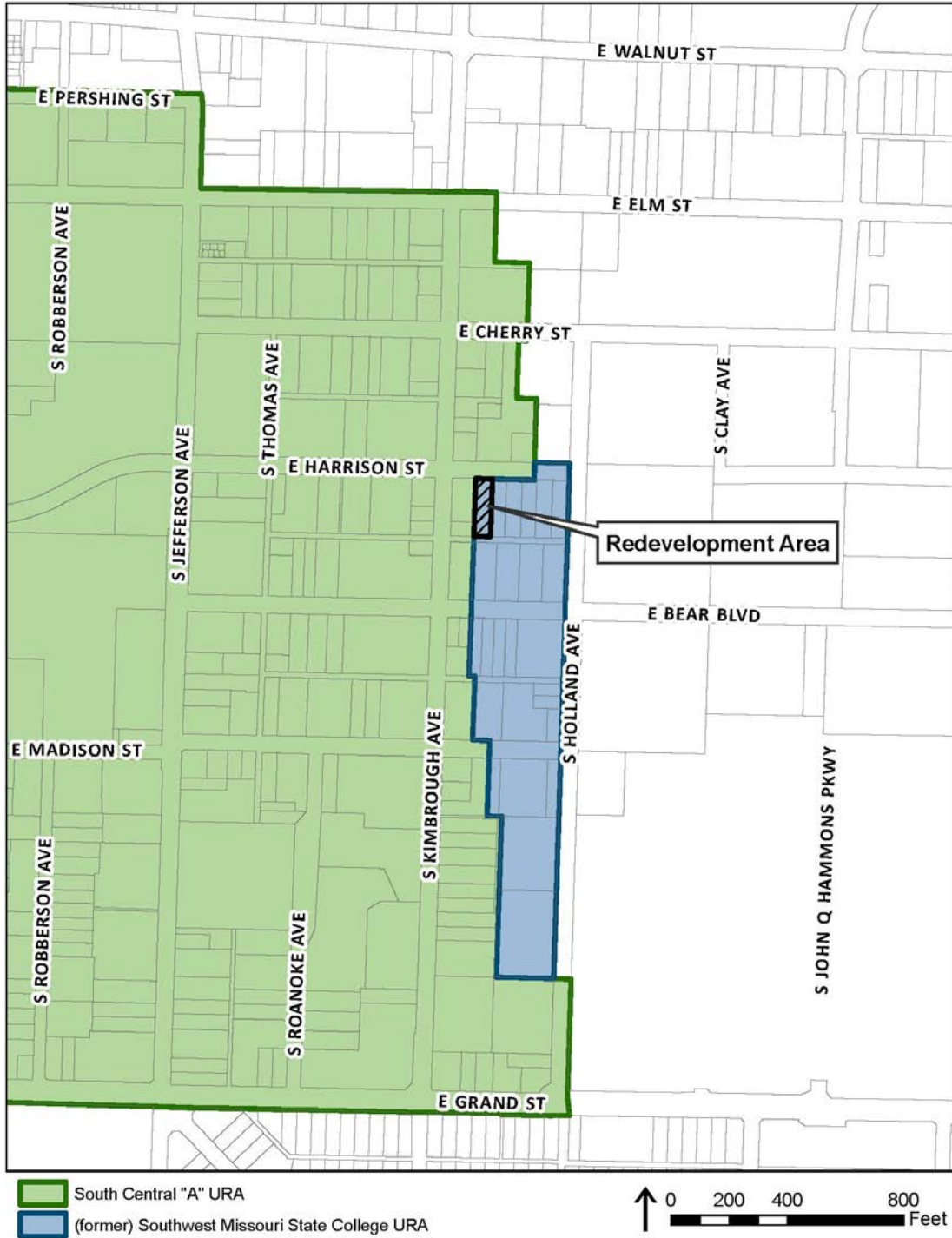
B-17) Overgrowth of vegetation and unmaintained tree growth can cause major harm to property and human life, as limbs continually break and fall.

[illegible]

EXHIBIT D
EXISTING SITE MAP



EXHIBIT E
REDEVELOPMENT AREA WITHIN (former) SOUTHWEST MISSOURI
STATE COLLEGE URBAN RENEWAL AREA



Blight Study & Redevelopment Plan
Cherry Redevelopment Area
Springfield, Mo

JUNE 2017

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LETTER OF CONDITION	
BLIGHT REPORT INSPECTION	EXHIBIT H

Blight Study

1325 / 1329 E Cherry Redevelopment Area

I. General Description

To encourage rehabilitation and development in “blighted areas”, the Land Clearance for Redevelopment Authority Law (LCRA), as set forth in sections 99.300 through 99.660 of the Missouri Revised Statutes, defines “blight” and intends to foster cooperation between public and private entities to improve these areas.

The LCRA describes “blighted area” as follows (Section 99.320 of the Missouri Revised Statutes):

“Blighted area”, an area which , by reason of the (1) predominance of defective or inadequate street layout, (2) insanitary or unsafe conditions,(3) deterioration of site improvements, (4) improper subdivision or obsolete platting, or (5) the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, (a) retards the provision of housing accommodations or (b) constitutes an economic or social liability or (c) a menace to the public health, safety, morals, or welfare in its present condition and use;

According to the Law, Missouri Courts have found that when an area meets one of the first five factors above that lead to any of the next three conditions in the second half of the definition, then an area may be deemed “blighted”.

The purpose of the Blight Report and attached Redevelopment Plan is to prove that the described properties (Redevelopment Area) show a predominance of; (2) insanitary and unsafe conditions, (3) deterioration of site improvements, (4) the existence of conditions which endanger life or property by fire and other causes...

Which leads to:

- (a) Retardation of the provision of housing accommodations and (b) constitutes an economic and social liability and (c) is a menace to public health, safety, morals, or welfare in its present condition and use.

A. Background of Properties Located at 1325 & 1329 E. Cherry

These properties had been owned by the previous Owners and their family for two generations but have not been inhabitable for many many years, due to the extensive financial repair needed. The Director of Building Development as deemed the property at, 1325 E. Cherry to be “Dangerous, Blighted, and Nuisance” thus issuing a Dangerous building letter on it with threat of demolishing, therefore we have been requested to and applied for a board up permit (BUB). Both Properties are located in R-HD, High Density Multi-Family Residential District. (EXHIBIT F)

1329 E. Cherry currently has prevalent black mold that’s infested the single family structure with a dilapidated out building, that may fall over. The structure was built in 1920. It is vacant.

1325 E. Cherry currently has a deteriorating single family home structure, built in 1905 with no driveway. It is vacant.

II. Development of the Redevelopment Area

The two properties comprise the entire Redevelopment Area which totals approximately .4477 acres (approx. 19,500 square feet). The Developer intends to demolish the existing structures to construct two (2) architecturally-appropriate, six-unit, multi-family residential structures in the Rountree Neighborhood. The redevelopment will conform to the Springfield-Greene County Comprehensive Plan, which includes the Rountree Neighborhood Plan, and will be constructed in accordance with the requirements of the R-HD, High-density Multi-family Residential, district and the Rountree Urban Conservation District (UCD 2).

III. Evidence in Support of Blight

The Redevelopment Area is located on East Cherry Street, about one and half blocks east of South National Avenue. There are multiple properties on this block are dilapidated multi-family properties built between 1900 and 1930, which have all been rezoned R-HD.

Surrounding this neighborhood are many redeveloped properties that have represented promising growth and redevelopment in the area; however, this particular city block has multiple distressed properties.

Specifically, the key factors of evidence that the Redevelopment Area meets the definition of blight under section 99.320 (3) of the Missouri Revised Statutes are highlighted below and further evidenced by the pictures attached, City of Springfield “Dangerous, Blighted, and Nuisance” Letter, and Blight Report Inspection. (EXHIBITS B, G, H)

A. Deterioration of Site Improvements

The two structures that currently exist in the Redevelopment Area were constructed around 1905 and 1920. Homes of the age will have required a significant amount of maintenance, repair, and upgrades throughout the years to maintain the improvements, and these two structures have clearly fallen short. Deterioration is prevalent amongst primary building components such as cracked foundation, failing siding, sagging flooring, poor and unsafe wiring, etc... Also deterioration to the secondary structure is prevalent in rotting siding, broken doors, etc... There are also exterior improvements such as overgrown trees, boarded up windows, soffit and fascia, broken windows, peeling paint, mold, holes in siding, etc... The deterioration of site improvements is specifically described below and evidences by corresponding photographs attached, City of Springfield “Dangerous, Blighted, and Nuisance” Letter, and Blight Report Inspection. (EXHIBITS B, G, H)

1325 E Cherry Property:

- a. Sagging patio, rotting exterior door jams
- b. Failing Windows have been broken and covered with board up permit by city.
- c. Rotting window framing and chipping paint. This structure was built prior to 1978 and homes of this age are highly likely to contain lead based paint. It is possible where it chips and corrodes it can be harmful to human health.
- d. Exposed raw wood in fascia.
- e. Deteriorated stairs.
- f. Chipping paint on siding and front porch railings

- g. Urine and feces from squirrels is soaking in the rafter, to the point our home inspector would not go any further into the attic
- h. Lathe and plaster walls and ceilings are cracked and falling off, have been painted over to save and caulked, but this material is very heavy and could fall and hurt someone
- i. Peeling paint on interior walls
- j. Holes in the trim around the doors
- k. This structure has evidence of a vagrant break ins and using the non-working plumbing, busted in window glass, in which it had to be boarded up so they could not get back in
- l. Exposed wiring throughout the living areas, located through the house with different types and ages of wiring, not up to code and probably before licensing was required
- m. Dated gas heating systems, currently not advised to test working conditions, disrepair is so extensive that it's highly possible to cause carbon monoxide poisoning
- n. Electrical system is outdated, fuses are not of a concern in themselves, but lack of upgrade to breaker and one outlet in structure 1325, meaning the overload for breaker is highly likely with the other improper wiring visible
- o. Sagging floor
- p. Rotted stairs to the cellar basement
- q. Failing/missing wood lap siding
- r. Improper basement crawl space ventilation
- s. Vegetation overgrowth

1329 E Cherry Property:

- a. Sagging patio, rotting exterior door jams
- b. Failing Windows have been broken and covered with board up permit by city.
- c. Rotting window framing and chipping paint. Both structures were built prior to 1978 and homes of this age are highly likely to contain lead based paint. It is possible where it chips and corrodes it can be harmful to human health.
- d. Exposed raw wood in fascia.
- e. Deteriorated stairs.
- f. Chipping paint on siding and front porch railings
- g. Lathe and plaster walls and ceilings are cracked and falling off, have been painted over to save and caulked, but this material is very heavy and could fall and hurt someone
- h. The walls are covered in black spotty mold with is hazardous to anyone that enters for lung issues, allergies, asthma, etc...
- i. Algae, moss, & possible green fungus is growing on all siding on exterior
- j. Out building is deteriorated and door has been repaired to stay on
- k. Both structures have evidence of a vagrant break ins and using the non-working plumbing, busted in back door, in which it had to be removed, and board up so they could not come back
- l. Exposed wiring throughout the living areas, located through the house with different types and ages of wiring, not up to code and probably before licensing was required
- m. Dated gas heating systems, currently not advised to test working conditions, disrepair is so extensive that it's highly possible to cause carbon monoxide poisoning
- n. Sagging floor

- o. Failing/missing wood lap siding
- p. Improper basement crawl space ventilation
- q. Vegetation overgrowth

B. Unsafe and Insanitary Conditions

The Redevelopment Area exhibits insanitary and unsafe conditions both inside the structures as well as on the exterior around the site. Some of these conditions include exposed and outdated wiring, tripping hazards, extremely tall and overgrown lawns, based on the photos it is definitely mold, and chipping paint on the interiors and exteriors of the structures, which are likely to contain lead based paint and asbestos. (EXHIBITS B, G, H)

1325 E Cherry

- a. Broken windows created easy access point for intruders
- b. We had to remove the intruders and get permit to board up properly based on city code
- c. The property definitely ‘appears’ vacant and it is currently attracting vagrants and we have had to re-secure the premises 3 times in the last 2 months by boarding the cellar door up over and over. There has been evidence of squatters using the non-working toilet. This condition endangers life and property by fire. Vacant buildings that are open/unsecured or occupied by squatters pose a significant fire risk.
- d. It has been determined a “Dangerous, Blighted, and Nuisance’ building by Springfield city code and official letter of condition has been served
- e. Broken windows in attic, first floor, and basement has led to squirrel infestation and possible other animals, urine and feces, inspector through it was too hazardous to continue further to investigate what all was up there
- f. Failed plumbing also is risky for backed up pipes in sinks and baths, currently retired the service, too dangerous

1329 E Cherry

- a. Broken windows created easy access point for intruders
- b. We had to remove the intruders and get permit to board up properly based on city code
- c. The property definitely ‘appears’ vacant and it is currently attracting vagrants and we have had to re-secure the premises 3 times in the last 2 months by boarding the back door up over and over. There has been evidence of squatters using the non-working toilet. This condition endangers life and property by fire. Vacant buildings that are open/unsecured or occupied by squatters pose a significant fire risk.
- d. Vacant out building is about to fall over sideways, hazardous to anyone that goes in or near it
- e. Black mold on interior walls in unsafe for anyone to breath in
- f. Deteriorated bath areas create an environment for mold and bacteria

C. Conditions That Endanger Life of Property by Fire or Other Causes

Due to the age of the site improvements, they don't meet current building codes and therefore present a very real danger to life and property by way of fire and or other hazards. The wiring is not up to code in 1325 and 1329 E. Cherry as evidenced by the home inspector and City of Springfield Building Department.

The age of the structures indicates, with high degree of certainty that there is a presence of asbestos and lead based paint which if disturbed, may create health hazards to people. Paint and other surfaces are chipping and peeling away throughout the Redevelopment Area.

There are many large trees on the site which overhang structures and pose a very real risk to fall and further damage the structure or harm a person. Tree limbs, especially large tree limbs, should never overhang a structure. Storms, ice and snow may create conditions that allow the limbs to fall and damage the structure or its inhabitants. The lack of tree trimming/removal further evidences the lack of investment in these properties.

Specifically it is currently attracting vagrants, which we have had to re-secure the premises 3 times in the last 2 months by boarding the back door up over and over. There has been evidence of squatters using the non-working toilet. This condition endangers life and property by fire. Vacant buildings that are open/unsecured or occupied by squatters pose a significant fire risk. Other conditions which endanger life or property by fire or other causes are highlighted below and further evidences by photographs attached, City of Springfield "Dangerous, Blighted, and Nuisance" Letter, and Blight Report Inspection. (EXHIBITS B, G, H)

IV. The Impact of the Redevelopment Area's Blighted Conditions

The above blighting conditions lead to (a) retardation of the provision of housing accommodations and (b) constitutes an economic and social liability and (c) is menace to public health, safety, morals, or welfare in its present condition and use.

A. Retardation of the Provision of Housing Accommodations

The Redevelopment Area currently consists of only two single family units which are vacant, likely due to their blighting conditions. . The houses are currently uninhabitable due to their deteriorated and unsafe condition. These blighting conditions are retarding the provision of Housing Accommodations.

B. The Redevelopment Area is Economic and Social Liability

In its current conditions and use, as indicated by the blighting factors above, the Redevelopment Area is an economic and social liability to an area of the community which both public and private entities have worked hard to preserve and maintain the surrounding neighborhoods.

Nearby properties are being adversely affected by the lack of maintenance and occupancy of the Redevelopment Area which has allowed it to deteriorate to an unsightly and unsafe condition. Its lack of conformity with current zoning (R-HD) means it's not operating at its highest and best use or meshing with the city's comprehensive plan, as detailed in the redevelopment plan below. The redevelopment will

more densely populate the Redevelopment Area which will bring more patrons to neighborhood businesses.

C. The Redevelopment Area is a Menace to Public Health, Safety, Morals and Welfare

Due to the Redevelopment Area's proximity to Missouri State University, Downtown, and probably most notably Roundtree Neighborhood, it is a high-traffic area for pedestrians and bikers. Within view of the Redevelopment Area, there are dozens of residential multi-family units which house a high proportion of professionals and college students.

Many of the blighting factors listed above are of especially high concern as it relates to the public health, safety, and welfare of such a heavily foot-trafficked area. The apparent existence of vagrants in and around the vacant structures and the lack of visibility of the abandoned lots due to overgrown vegetation create a very real concern to pedestrians.

Children in the neighborhood are also put at risk by the presence of chipping paint which may contain lead or asbestos, or by the tripping hazards, or overgrown vegetation.

The Redevelopment Area also poses a menace to public health and safety by fire risk due to vagrants or squatters breaking in the properties as notated in Exhibits B, G, H, and the faulty or outdated electrical wiring.

V. Conclusion

As clearly laid forth herein, the development area suffers from so much deterioration in site improvements as well as insanitary and unsafe conditions and conditions that endanger life property that it is clearly an economic and social liability and a menace to public health, safety, morals, and welfare, and retardation of housing accommodations. These conditions qualify the Redevelopment Area as "blighted" as defined in section 99.302(3) of the Missouri Revised Statutes, and the city of Springfield Should declare the Redevelopment Area as blighted.

Redevelopment Plan

1325 / 1329 E Cherry Redevelopment Area

I. Introduction

Roza Capital Group LLC, the “Developer”, a Missouri Limited Liability Company, has prepared the following plan for the redevelopment of approximately .4477 acres into small apartments. The Developer proposes to remove the existing deteriorated and dysfunctional structures and replaced with twelve (12) multi-family residential apartment development consisting of two two-story buildings, each containing six dwelling units. The multi-family residential dwelling units will be leased, and will comprise of twenty eight (28) total bedrooms. Additionally, one of the purposes of this plan is enable to utilize partial real property tax abatement pursuant to the Land Clearance for Redevelopment Authority Law to facilitate redevelopment.

II. Background

The Developer purchased the property at 1325 / 1329 E Cherry in March 2017. The 1325 E Cherry existing structure is approximately 112 years of age. The property is a two story Dutch Colonial Revival home. The existing structure at 1329 E Cherry is approximately 90 years of age. The property is a single story bungalow style home with a detached garage from 1920 that measures approximately 20’ x 12’. The property is zoned High–Density Multi-Family Residential; It is also located within Rountree Urban Conservation District (UCD No. 2). Due to the deterioration of exterior and interior of the structures there were no residents in the home at the time the Developer purchased the property.

According to the Greene County Assessor's website, the structure at 1325 E Cherry is 1,516 square feet. The structure at 1329 E Cherry is 1120 square feet. Both structures reside on the same parcel of land. Its appraised value is \$96,100 and its assessed value is \$18,260. Its 2016 property taxes were \$1,000.74.

III. Description of the Project

Boundaries of the Redevelopment Area

The Redevelopment Area is located on the North side of East Cherry Street between South Kickapoo Avenue and South Pickwick Avenue. This street block is almost entirely made up of older multi-family properties and several of the properties are suffering from a lack of capital improvements. The Redevelopment Area is in a High-Density Multi-Family Residential District (R-HD) located in the Rountree Urban Conservation District- Cherry Street Corridor. The legal description is attached in Exhibit A.

The Redevelopment

The Redevelopment will be compatible to the High-Density Multi-Family Residential District (R-HD) and the Rountree Urban Conservation District. The existing structures will be taken down and replaced with two two-story multi-family residential apartment buildings, each containing six units (total of 12).

The Redevelopment Area consist of two equally-sized lots, which combined, comprise of .4477 acres (approx. 19,500 square feet), and in compliance within the existing minimum lot area requirement within

the High-Density Multi-Family Residential District of 15000 square feet. The two lots will need to be combined to accommodate the project.

IV. Need for Redevelopment

Blighted Area

- D. As indicated in the above Blight Study Section A. Deterioration of Site Improvements (reference Section A of Blight Study) and the Blight Report Inspection (reference EXHIBIT H), the Redevelopment Area has suffered from many years of neglect and lack of investment. In its current use there are two vacant single family dwellings in a High-Density Multi-family Residential District (R-HD). Correcting the blighting factors without demolishing the structure simply wouldn't be a feasible investment. The redevelopment will transform the property into its highest and best use as a residential multi-family community; the redevelopment plan will cure the blighting conditions that are currently present in the redevelopment area, the externalities of which negatively impact the surrounding neighborhood.

The Redevelopment Area's Adherence to the Growth Management and Land Use Element of the Vision 20/20 Springfield Greene County Comprehensive Plan

The redevelopment will closely align with many of the objectives of the City of Springfield's Growth Management and Land Use Plan (GMLUP), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.

Objective 1(18-7, GMLUP): "The City of Springfield and Greene County should work together to create a future development pattern that is more geographically balanced and compact than past trends."

The redevelopment is investing in growth within this area. It will remove dysfunctional single family dwelling units that are not providing an adequate housing option in favor of more dense multi-family housing.

Objective 2 (28-7, GMLUP): "Springfield and Greene County should seek sustainable growth by investing in established areas..."

The redevelopment is located within the Rountree Urban Conservation District Area E, Cherry Street Corridor Area. It is also less than half a block from MSU (SMSU). These are some of the most "established" areas within Springfield.

Objective 13 (18-46, GMLUP): "The City of Springfield and Greene County should regulate land development consistent with the Springfield Area Land Use Plan."

According to figure 18-7 within the GMLUP, The land use plan appears to partially designate the redevelopment area for Low-Density Housing (to the east) and Medium- or High-Density Housing (to the west).

"Townhouses and all various forms of apartment buildings are included in this category, which has been located where there is good traffic access, between low-density housing and non-residential land uses, and at high-amenity locations such as greenways and parkways. The density is expected to be greater than 6

housing units per net acre in reference to the Medium- and High Density Housing land use classification (18-48, GMLUP)."

The Redevelopment Area is located on Cherry Street which is a Secondary Arterial Street, providing good traffic access. The Redevelopment Area may also be accessed by an alley. It is also located within a few hundred feet of several commercial properties along Cherry and National, likewise Cherry and Pickwick. Furthermore, Grocery Markets, Restaurants, Missouri State University, Bear Line Bus Services, and Transit Services are within a short walk.

The density of the redevelopment project will consist of twelve (12) units on a .4477 acres size site, which equates to a density of twenty-six (26) multi-family residential *units per acre*. The proposed density is well below the maximum allowed by zoning.

Objective 14- The majority of urban development that will exist in the Springfield metropolitan area by the year 2020 is already in place. These private and public improvements represent a tremendous investment and are essential to the quality of life and financial security of many thousands of people. In addition, the historic fabric of the community provides a sense of place and a physical environment that is nearly irreplaceable. Enhancing and preserving Springfield through the coming decades will involve building on its urban character and heritage. Many of the recommended actions under this objective are applicable to the Redevelopment Area. (14, GMLUP)

The Redevelopment's Adherence to the Vision 20/20 Springfield Greene County Comprehensive Plan

The redevelopment Area is located in an established neighborhood with in the Vision 20/20 Springfield Greene County Comprehensive Plan and The Neighborhoods Element of the Comprehensive Plan.

This compliments the Roundtree Urban Conversation Guidelines and Roundtree Area Neighborhood plan- Cherry Street Corridor Area E.

Issues and Forces

The Redevelopment will create "better integration of peripheral housing (that) could support the businesses". There are businesses located within only a few hundred feet of the Redevelopment Area, yet the Redevelopment Area is in a High-Density Multi-Family Residential District

The Redevelopment will also do its part to "strengthen these connections with landscaping, lighting... and building placement." The Redevelopment will be removing antiquated housing, and by nature of new development will be required to abide by all guidelines set forth in the Zoning Ordinance which will improve upon the site's landscaping, lighting, and building placement (setbacks). (18-53 No.3, GMLUP)

The Redevelopment Plan's Adherence to the Community Physical and Character Element of the Springfield- Greene County Comprehensive Plan (CPICE)

Community Physical Image and Character Element Architectural Theme

The Redevelopment will reinforce the positive features, such as single family characteristics to be incorporated into the multifamily structures, of the established district architectural themes by minimizing the height of the structures to two (2) stories and incorporating architectural designs that blend in with the surrounding neighborhood. (19-36, CPICE) (Reference Exhibit D Renderings)

V. Redevelopment Plan Objectives and Strategies

There are two primary objectives of the Redevelopment; (a) to remove deteriorated housing that does not present a safe, clean choice as an environment to live, and (b) to replace with new multi-family residential dwelling units to be leased that follow the plans and objectives of the Vision 20/20 Springfield Greene County Comprehensive Plan as set forth in this Redevelopment Plan.

Land Use Plan

A.) Former and Existing Land Use

The Redevelopment Areas former use was as two single family dwellings, 1325 E Cherry is a two story property , that is approximately 112 years old and in unlivable condition. There is also a secondary single story structure, 1329 E Cherry, which is approximately 90 years of age and in un-habitable condition. There is a secondary structure, also located at 1329 E Cherry, which is a detached garage from 1920 that is approximately 20 feet by 12 feet. The current property at 1325 E. Cherry is in bad enough shape that the director of building services in Springfield, Mo, has designated it as dangerous and blighted structure and both properties have been approved and inspected for the building directors board up permit.

B.) Proposed Land Use

The proposed land use is for twelve (12) multi-family residential dwelling units. There will be two structures, each with six (6) multi-family residential dwelling units, with each structure at only two (2) stories. The property will be leased and there will be 28 total bedrooms.

Off street parking will be provided behind the buildings, and all vehicular access will be via the abutting alley. The proposed buildings will be oriented towards East Cherry Street and will each have one front entrance, a side door, and a back door. Additional the side door entrances are between the two proposed buildings and the rear doors will face towards the parking area, as opposed to facing the neighboring single-family dwellings. The Redevelopment will substantially conform to the attached Site Plan in Exhibit C. (Reference Exhibit C Site Plan) Architectural designs, highlighting siding ascetics, roof lines, porches, and proposed buildings, Etc. statures are available in Exhibit D Renderings. (Reference Exhibit D Renderings)

This redevelopment also compliments the Roundtree Urban Conversation Guidelines and Roundtree Area Neighborhood plan- Cherry Street Corridor Area E.

Financing

The Developer is utilizing conventional financing to finance this project.

C.) Disposition of the Property

No land is proposed to be disposed of within the Redevelopment Area.

D.) Plan for Relocation Assistance

The homes were vacant at the time the Developer took ownership of the property. It remains vacant, so no relocation assistance will be necessary.

E.) Redevelopment Schedule and Estimated Date of Completion

- Plans finalized and approved by July 2017
- Demolition and site prep by August 2017
- Construction to begin by August 2017
- Completion of project by April 2018

F.) Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

G.) Covenants

The Redevelopment Plan shall run with the land for a period of twenty years for the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop and use the real property within the Redevelopment Area in accordance with the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

Other Provisions

A.) Compliance with General Plans

As described herein, the Redevelopment Plan complies with the objectives of the Springfield-Greene County Comprehensive Plan.

B.) Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

C.) Population Density

The Redevelopment will provide no more than twelve (12) multi-family residential dwelling units located within the Redevelopment Area of approximately .4477 acres (19,500 square feet) for a density of no more than twenty-six (26) units per acre. The High-Density Multi-Family Residential District (R-HD) zoning allows a maximum of forty (40) *units per acre*. This would be a maximum of one hundred and four (104) *residents per acre*, which would be twenty-six (26), four- bedroom *units per acre*.

D.) Public Facilities

It is not anticipated at this time that the Redevelopment will require any additional public facilities or utilities.

E.) Codes, Ordinances, and Zoning

There is no anticipated change to zoning ordinances or maps, street layouts, street levels or grades, building codes, or ordinances. This project will include off-street parking as required in the R-HD, High-Density Multi-Family Residential District, and the Rountree Urban Conservation District.

VI. Procedure and Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GREENE,
STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

**Lots 15 and 16, Summit Park Subdivision, Springfield, Greene County, Missouri (1329 E.
Cherry and 1325 E. Cherry)**

EXHIBIT B
PICTURES OF THE BLIGHTING CONDITIONS

B 1) 1325 E Cherry



B-1.1) Peeling old paint is prevalent around the exterior of the house trim. Houses built prior to 1978 are at High Risk of having Lead Paint, which can cause serious Health Concerns when peeling, chipping, and cracking, thus exposing the Lead dust.





B-1.2) Vagrants and Trespasser's have broken in and therefore the house is now in process of board up, *per city code.*



B-1.3) Structural Columns are decaying and has caused an sever structural porch danger.



B-1.4) Porch flooring is rotted through and dangerous to the structure falling in.



B-1.6) Guttering around the house is deteriorating and causing water damage to soffits areas and structural damages to porch.



B-1.5) The Kitchen cabinets appear to have been removed and possible stolen from the house by vagrants.



B-1.7) The bathroom has signs of vagrants utilizing the remaining toilet that is in non working order. The rest of the bathroom is in disarray.



B-1.8) Electrical Fuse Box is outdated and is at High Risk of causing a fire.



B-1.9) Electrical knob and tube is exposed below lath and plaster. The outdated wiring is at High Risk of causing a fire.



B-1.10) Roof Rafters are undersized and do not meet current building codes.



B-1.11) Stairs going to basement are unsafe due to missing treads and rotten through at the bottom of stairs.



B-1.12) Termites have caused structural damages in the flooring and wood framing structure.





B-1.13) Girders and structural beams are undersized for weight of existing structure.



B-1.14) Metal Gas piping is corrosive and may be leaking gas into the house.



B-1.15) Structural cracks and structural issues are seen throughout the house.





B-1.16) Structural cracks and structural issues are seen throughout the house.





B1.17) Dilapidated roofing has caused major interior damages traveling down through both floors.



B-1.18) Dilapidated roofing has caused major interior damages around the fireplace.



B-1.19) Dilapidated roofing has caused major interior damages traveling down through both floors.



B-1.20) Dilapidated roofing has caused major interior damages around the fireplace.



B-1.21) Dilapidated roofing has caused major interior damages to the structure and ceilings



B-1.22) Broken windows and missing window sashes allow weather and vagrants into the house.



B-1.23) Broken windows and missing window sashes allow weather and vagrants into the house.



B-1.24) Vagrants and Trespasser's have broken in and therefore the house is now in process of board up, *per city code*.



B-1.25) Structural Columns are decaying and has caused an sever structural porch danger.





B-1.26) Missing porch ceiling can welcome unwanted critters, snakes and wasp into the house.





B-1.27) Structural Columns are decaying and has caused an sever structural porch danger.





B-1.28) Peeling old paint is prevalent around the exterior of the house trim. Houses built prior to 1978 are at High Risk of having Lead Paint, which can cause serious Health Concerns when peeling, chipping, and cracking, thus exposing the Lead dust.





B-1.29) Vagrants and Trespasser's have broken in and therefore the house is now in process of board up, *per city code.*



B-1.30) Guttering around the house is deteriorating and causing water damage to soffits areas and interior mildew.

B 2) 1329 E Cherry



B-2.1) Vagrants and Trespasser's have broken in and therefore the house is now in process of board up, *per city*



B-2.2) Guttering around the house is deteriorating and causing water damage to soffits areas and interior mildew.



B-2.3) Cracks in the foundation are causing structural issues.



B-2.4) Termites have caused structural damages in the flooring and wood framing structure.





B-2.5) Vagrants and Trespasser's have broken in and therefore the house is now in process of board up, *per city code.*



B-2.6) Structural Columns are decaying and has caused an sever structural porch danger.



B-2.7) Cracks in the foundation are causing structural issues causing the rim joist to fall off the foundation wall.



B-2.8) Peeling old paint is prevalent around the exterior of the house trim. Houses built prior to 1978 are at High Risk of having Lead Paint, which can cause serious Health Concerns when peeling, chipping, and cracking, thus exposing the Lead dust.



B-2.9) Peeling old paint is prevalent around the exterior of the house trim. Houses built prior to 1978 are at High Risk of having Lead Paint, which can cause serious Health Concerns when peeling, chipping, and cracking, thus exposing the Lead dust.



B-2.10) Broken windows and missing window sashes allow weather and vagrants into the house.



B-2.11) Signs for Mildew and Mold are appearing on window sills and can cause health hazards.



B-2.12) Peeling old paint is prevalent around the exterior of the house trim. Houses built prior to 1978 are at High Risk of having Lead Paint, which can cause serious Health Concerns when peeling, chipping, and cracking, thus exposing the Lead dust.



B-2.13) Signs for Mildew and Mold are appearing on all interior walls and ceilings and can cause health hazards.





B-2.14) Signs for Mildew and Mold are appearing in the closets can cause health hazards.



B-2.15) Signs for Mildew and Mold are appearing on all interior walls and ceilings and can cause health hazards.



B-2.16) Signs for Mildew and Mold are appearing on all interior walls and ceilings and can cause health hazards.



B-2.17) Signs for Mildew and Mold are appearing on all cabinets and in the pantry can cause health hazards.



B-2.18) Signs for Mildew and Mold are appearing on all interior walls and ceilings and can cause health hazards.



B-2.19) Signs for Mildew and Mold are appearing in the closets can cause health hazards.



B-2.20) Signs for Mildew and Mold are appearing on all walls and ceilings and can cause health hazards.



B-2.21) Structural cracks and structural issues are seen throughout the house.



B-2.22) Electrical Fuse Box is outdated and is at High Risk of causing a fire.



B-2.23) Electrical outlet has no grounding plug and there is signs of outdated and improper wiring throughout the house.



B-2.24) Electrical knob and tube is exposed below lath and plaster. The outdated wiring is at High Risk of causing a fire.



B-2.25) Exposed gas and water pipes throughout the house.

B 3) Exterior Structure



B-3.1) Exterior structure garage is falling over and unsecured. Vagrants have broken into the structure.





EXHIBIT D

PROPOSED RENDERING

Proposed Redevelopment Photo



1325 E Cherry St [Redevelopment]

1329 E Cherry St [Redevelopment]

“Neighboring Property to the East”
1335 E Cherry St

- ✓ 2 stories in height
- ✓ Conforms with neighborhood architecture requirements
- ✓ Adds Curb appeal from Cherry St view, to the North
- ✓ From Cherry St View, Only one front door , one side door
- ✓ Eliminating Cherry Street driveway access
- ✓ All automobiles will have rear alley access to come and go
- ✓ Privacy Fencing in place for discreet parking
- ✓ Multi- bicycle parking and access in rear

*Similar completed properties shown for scale and architectural design

EXHIBIT D
PROPOSED RENDERING

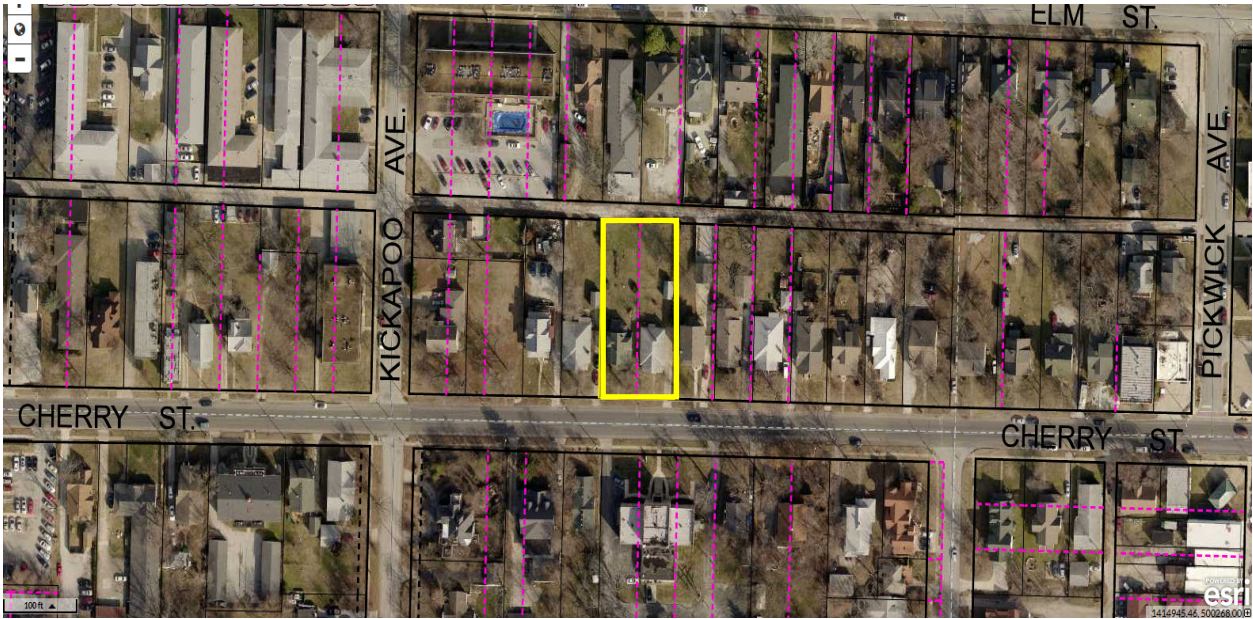


EXTERIOR VIEW

ROZA HOMES - 1325 & 1329 E. CHERRY

 319 N. Main Ave., Suite 200
Springfield, Missouri 65806
Phone: 417.523.6197
YOUR VISION. OUR FOCUS.

EXHIBIT E
EXISTING SITE MAP



Zoning Map

***Note:** Redevelopment area, highlighted below, is R-HD, High-Density Multi-Family District and

UCD No. 2, the Rountree Urban Conservation District



EXHIBIT G
CITY OF SPRINGFIELD “DANGEROUS, BLIGHTED, AND NUISANCE”
LETTER OF CONDITION



LETTER of CONDITION

March 23, 2017

Cherry 1325 LLC
1122 E. Walnut St.
Springfield, MO 65806

Re: 1325 E. CHERRY ST.
SVC2017-00962

The building or structure at the above-stated property violates Springfield's "Dangerous, Blighted, and Nuisance Building Code" (*Springfield City Code §§ 26-61 through 26-84*) because of these conditions:

1. Front upstairs window broken out.
2. East side upstairs window broken out.
3. Back upstairs window broken out.
4. Front and back doors boarded without permit.
5. Front porch ceiling missing sections of wood and leaving access.
6. Front porch floor deteriorating and weak.

These conditions are detrimental to city residents' health, safety, or welfare and are a public nuisance. *Springfield City Code § 26-62*. Specifically, because the building or structure at the above-stated property is:

26-62(5) Those which are unoccupied and are open at door, window, wall or roof. As used herein an "unoccupied" building is one which is not being continuously and lawfully inhabited for residential or any non-residential purpose. As used herein an unoccupied building is "open" at door, window, wall or roof when, because of removal, breakage, deterioration, destruction, or disrepair of original or replacement materials, the interior has become exposed to the elements or has become accessible for entry by animals, trespassers or others acting without the building owner's consent.

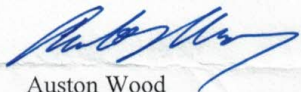
26-62(11) Those which have parts thereof which are so attached or deteriorated that they may fall upon public ways or upon the property of others or may injure members of the public or the occupants thereof.

26-62(13) Those boarded buildings, as defined by Section 36-1218 of the Springfield City Code, that do not have a valid boarded building permit issued by the City of Springfield in accordance with Section 36-1229.

Office of Building Development Services
Busch Municipal Building • 840 Boonville Avenue
Springfield, Missouri 65802 • 417-864-1059 • springfieldmo.gov

I am sending this letter to you as a courtesy. I want you to have a chance to correct these conditions before instituting more formal, legal proceedings against you. Corrections must be made by **April 6, 2017**. Be aware under City Ordinance permits may be required to complete these repairs. If you have questions you may contact me between the hours of 7:30-8:30 AM and 3:30-4:30 PM at 417-864-1040.

Thank you for your cooperation,



Auston Wood
Residential Building Inspector

Cc: Craig Lowther
Registered Agent for Cherry 1325 LLC
901 E. St. Louis St.
Suite 200
Springfield, MO 65806

**CITY OF SPRINGFIELD
BUILDING DEVELOPMENT SERVICES
Checklist to Board-UP your building**

Section 36-1252.15.1 of the Springfield City Code states that a building shall be considered boarded in compliance if it prevents entry by trespassers and animals, prevents exposure to the elements, is free from increased hazard from fire, is structurally sound and is safe for entry by emergency services.

To achieve this compliance:

1. Apply for the Board-Up Building (BUB) Permit.
2. The Inspector will contact the Applicant to set a date and time to inspect before Boarding up the Structure. **Before** this Inspection the Applicant must complete the following:
 - The site and structure must be free of all trash and debris
 - Have **all interior water pipes** drained at the lowest point and the water service turned off at the meter by the utility service provider (City Utilities)
 - Have the **electric and fuel gas** services terminated at the building by having the meters removed by City Utilities (417-831-8818)
 - Have the **address number** posted clearly visible and readable from the street
3. Contact the inspector for an inspection and be present for this inspection.

Once the inspector has approved the above inspection, the Applicant shall then complete the following:

4. Have all **openings** weather-tight and secured. All openings, including missing or broken doors and windows, shall be covered with one-half inch CDX plywood, tightly fitted to the opening and secured by screws or bolts. The coverings shall be cut and aligned to match the shape of the opening. The boards shall be weather protected by applying two coats of gray or white exterior grade paint.
5. Contact the Inspector for a **Final Inspection**.
6. If the final inspection is approved by the inspector, obtain the required BUB Permit from Building Development Services at a cost of \$200.00
7. The BUB permit will be in effect for 180-days (six months) from date of issuance, if still boarded after this time you will need to obtain a new BUB permit for each 180-day period of time.

EXHIBIT H
BLIGHT REPORT INSPECTION

1325 E CHERRY



ABSOLUTE HOME SERVICES

33544 Normal Dr.
Eldridge, MO 65463
(417) 426-5155 (417) 650-1338



Report ID# :
A-1059 A

Schedule Date :
Thursday, April 6, 2017

Dixie Decker Roza Homes

Subject Property
1325 E cherry
Springfield, MO 65802

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Page 3 KEY TO THE INSPECTION REPORT

Report #: A-1059 A

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.
When "**APPEARS SERVICEABLE**" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

Please read the entire report for all items checked.

Notice: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows:

- (1) Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH REPORT PAGE.

Please read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.
If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: ☐ Client ☐ Buyer's Agent ☐ Seller's Agent ☐ Seller

INSPECTOR : Ron Owens

Inspection Date: Apr/6/2017, Thursday

Start Time:

Completion Time:

Weather condition at the time of inspection was Dry

Approximate temperature during inspection: 50.0

Property Information:

The subject property inspected was a (an): Single Family. # of units 1

Approximate age of building: Stated by:

Approximate age of roof: Stated by:

Additions / Alterations to: Stated by:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

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KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

1 Driveway☒ N/A☐ Asphalt☐ Concrete☐ N/A

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Eroded Asphalt* ☐ Maintenance* ☐ Sealant needed* ☐ Deterioration* ☐ Evidence of poor drainage*
☐ No cracks found ☐ Common cracks ☐ Major cracks* ☐ Trip hazards* ☐ Surface raised* ☐ Surface settled*

Comments:**2 Sidewalks**☐ N/A☒ Concrete☐ Brick☐ Paver / Tile☐ N/A

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☐ Common cracks ☒ Major cracks* ☐ Trip hazards* ☐ Surface raised* ☐ Surface settled*
☐ Concrete is above* foundation ☐ Evidence of poor drainage*

Comments: Major cracks were noted in the sidewalk. These cracks warrant further attention or repair.**3 Retaining Walls**☒ N/A

LOCATION(S):

☐ Concrete☐ Stucco☐ Block

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☐ Common cracks ☐ Major cracks (1) ☐ Moisture penetration* ☐ No drainage openings*

Comments:**4 Patio**☒ N/A

LOCATION(S):

☐ Concrete☐ Brick☐ N/A

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☐ Common cracks ☐ Major cracks (1) ☐ Trip hazards* ☐ Surface raised* ☐ Surface settled*
☐ Concrete is above* ☐ Evidence of poor drainage*

Comments:**5 Patio Cover**☒ N/A

LOCATION(S):

☐ Earth contact (3)☐ Open Design☐ Covered Roof (refer to Roof Page)*

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Attachment to house * ☐ Patio cover lacks ☐ Wood appears
☐ Moisture at

Comments:**6 Decks / Porch**☐ N/A☒ WOOD☐ Waterproofed Coating☐ Concrete☐ N/A

LOCATION(S): A Front

B Rear

C

- ☐ Appears Serviceable ☐ Not Functional* ☒ Unsafe* ☐ Worn* ☒ Near end of lifespan* ☐ Not fully visible*
☐ Deck is on grade--unable to inspect* ☐ Piers need ☐ Posts need
☐ Cracks ☐ Moisture ☐ Deck appears unsound (1) (2) ☐ (A) ☐ (B) ☐ (C)
☐ Flashing ☐ Earth-to-wood contact (3) ☐ (A) ☐ (B) ☐ (C)
☒ Porch* ☐ Steps* B has settled away from house* ☐ Uneven*
☐ Screens* ☐ Panels* ☐ Unable to ☐ Railing of
☐ Railings are serviceable ☐ N/A ☐ Railing is damaged*

Comments: Front Porch; wood is deteriorating and is unsafe, posts and railings are deteriorated and unsafe, steps have settled away from structure. Back Porch; wood is deteriorating and is unsafe, earth-to-wood contact (4). Recommend complete replacement of front and back porches, posts and railings.**7 Fences & Gates**☒ N/A☐ Not Inspected☐ Wood☐ Chain Link☐ N/A

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Posts are ☐ Blocks are ☐ Boards are
☐ No cracks ☐ Common cracks ☐ Major cracks (2) ☐ Fence height at
☐ Gate(s) need ☐ Self closing device is ☐ Post rusted & leaning*

Comments:

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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8 Exterior Stairs☒ N/A

Type:

Location: A

B

C

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Moisture ☐ Uneven ☐ N/A
☐ Railings serviceable ☐ Railings ☐ Openings in rails too large (5)

Comments:**9 Exterior Walls**☐ N/AStructure: ☐ WOOD FRAME

Wall Covering is: Wood

- ☐ Appears serviceable ☐ Not Functional* ☒ Unsafe* ☐ Worn* ☒ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☐ Common cracks ☐ Major cracks (1) ☐ Cracks / openings need repair (2) ☐ Soil contact *(3)
☒ Moisture stains/damage* ☒ Damaged siding * ☐ Nailing defects * ☐

Comments: Siding showing major signs of deterioration, numerous locations siding has come off allowing moisture to infiltrate structure (2). Recommend repair/replacement of siding and any damaged structure.

Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim☐ N/A☒ WOOD ☐ METAL ☐ VINYL ☐ N/A

- ☐ Eaves, soffits, fascia & trim appear serviceable ☐ Not Functional* ☒ Unsafe* ☐ Worn* ☒ Near end of lifespan*
☐ Moisture stains at ☐ Not fully visible* ☐ N/A
☐ Flashings / Trim : ☐ Not visible at:

Comments: Soffit, fascia and all trim rotted and water damaged in numerous location around structure, shows signs of water infiltration into structure causing deterioration in structure (2). Recommend repair/replacement

11 Chimney(s)☐ N/ALocation: A multiple

B

C

D

- Material: A Brick B C D ☐ METAL FLUE ☐ WOOD FRAME
☐ Appears serviceable ☐ Not Functional* ☒ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☒ Chimney / brick / mortar is: deteriorated (2) ☐ Settlement (2) ☐ Flashing is
☐ Spark screen present ☐ Spark screen: ☐ Raincap / screen recommended *
☐ Cracks/separations/sealing needed at ☐ Unlined flue (2) ☐ Cracks in chimney cap *
☐ Ash dump / door is: ☐ Damage / deterioration / defect *

Comments: Chimneys show major signs of deterioration, crumbling, and moisture damage (2)(4). Recommend removal of chimneys to prevent future damage.

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue *

12 Sprinklers☒ N/A☐ Not inspected* ☐ Non operational (2) ☐ Control box location

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Valve ☐ Head ☐ Line ☐ Anti-siphon valves needed *
☐ Adjust spray away from ☐ Areas of inadequate spray coverage * ☐ Adjust heads *

Comments:

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets☒ N/A☐ Faucets are

- ☐ Appears serviceable ☐ Some inoperative / corroded (2) ☐ Leaks (2) ☐ Missing handle(s)* ☐ Broken handle(s)*

Comments:**14 Gutters & Downspouts**☐ N/A☒ Full☐ Partial☐ None Installed

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☒ Near end of lifespan* ☐ Not fully visible*
☐ Drains blocked* ☐ Debris filled* ☐ Gutters / downspouts:
☐ Add gutters & downspouts for drainage* ☐ Add splashblocks for drainage* ☐ Route downspouts away from building*
☐ Roof / gutters not draining properly* ☐ No secondary drain(s) on roof (2) ☐ Subsurface drains not tested*

Comments: Gutters are completely rotted out and have caused water damage to structure and need removal/replacement (2).

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

Page 6 FOUNDATION

Report #: A-1059 A

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
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15 Grading ☐ N/A ☒ Level Site ☐ Slope Minor ☐ Moderate ☐ Steep (1) ☐ Stairstepped ☐ Banks

- ☒ Drainage of site/slope of soil at foundation is proper based upon visual observation ☐ Not fully visible*
- ☐ Improper soil slope toward foundation* ☐ Soil / pavement is high at foundation* ☐ Earth-to-wood contact visible* (3)
- ☐ Plants touch ☐ Trees planted close to structure * ☐ Overgrown landscaping*
- ☐ Surface drains noted, not tested - underground pipes cannot be judged* ☐ Signs of poor drainage / erosion*

Comments: Drainage of the site appeared to be in serviceable condition at the time of the inspection.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16 Slab-on-grade ☐ **17 Crawl space** ☒ **18 Basement** ☐ N/A

- ☒ Foundation: ☒ Poured concrete ☐ Masonry block ☐ Brick ☐ Stone ☐ Piers ☐ Wood ☐ Not visible ☐ None
- ☒ Columns: ☐ Concrete ☐ Steel ☒ Wood ☐ Masonry Block ☐ Brick ☐ Not visible ☐ None
- ☐ Entered crawl space ☐ No access* ☐ Partial access* ☐ Viewed from access opening only*
- ☐ Door / Cover: OK ☐ Damaged* ☐ Missing* ☐ Crawl space ☐ Basement
- Foundations:** ☐ Visible ☒ Partially visible* ☐ Not visible at*
- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
- ☐ No cracks found ☐ N/A ☐ Further evaluation needed (1)
- ☐ No moisture present ☐ N/A ☐ Exposed footing*
- ☐ Unable to inspect
- ☐ Slab not visible due to carpet and floor covering-recommend further evaluation by removal of the floor covering due to:
- ☐ Cracks found* ☐ Uneven areas in flooring* ☐ Unusual cracks on interior walls* ☐ Unusual cracks on exterior walls*
- Ventilation:** ☐ Serviceable ☒ N/A ☐ Vents

Comments: Foundation has settlement cracks and shows signs of leakage due to this (2). Recommend sealing to prevent moisture infiltration.

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

- Floor Construction:** ☒ JOISTS ☐ TRUSSES ☐ CONCRETE ☐ NOT VISIBLE ☐ N/A
- Wood Frame:** ☐ N/A ☒ CONVENTIONAL WOOD FRAMING ☐ TRUSS ☐ Other
- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
- ☐ Framing is ☐ Missing framing ☒ Moisture stains (2)(3)
- ☐ Damaged ☐ Missing ☒ Earth-to-wood contact (2) (3)
- ☒ Joists ☐ Beams ☐ Post ☐ Columns appear overspanned (2) ☐ Debris under house*
- ☐ Concrete floors: ☐ improper slope* ☐ cracked* ☐ deteriorated* ☐ settled(1) ☒ Evidence of moisture*
- ☐ Anchor bolts installed ☐ Shear installed ☐ No anchor bolts (1) ☐ No shear panels (1) ☐ Bolts not visible*
- ☒ Probing where deterioration is suspected revealed: pests (2)(3) ☐ Engineer recommended (1)
- ☐ Insulation
- VAPOR RETARDER ☐ N/A ☐ Installed ☐ Not installed* ☐ Not visible* ☐ Loose* ☐ Installed incorrectly*
- SUMP PUMP ☐ N/A ☐ Serviceable ☐ Not functional* ☐ Pump not tested* ☐ Sump pump needed*

Comments: Improper support for supporting floor framing, overspanning of floor joists, severe insect damage to flooring system, earth-to-wood contact, signs of moisture on supports, could not determine if all supports are set on concrete due to earth covering (2)(3)(4). Recommend removal of insect damaged structure, upgrading span of floor joists to today's building standards, installing concrete pads and

- BASEMENT STAIRS** ☐ N/A ☐ Serviceable ☒ Uneven rise(2)(4) ☒ Uneven run(2)(4) ☐ loose step(s) (2)(4)
- ☐ Railings ☐ Stairs too steep (2)(4)(5) ☐ Ceiling is

Comments: (exterior) Concrete stairs deteriorating, not level, improper run and rise. Improper door covering stairs creating a safety hazard (2)(4). Recommend removal and reconstruction and installation of proper door.

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection.*

Page 7 ROOF

Report #: A-1059 A

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

Roof style: Main Roof Mansard **Second Roof Shed** **Third Roof Shed**
How inspected: ☐ Walked ☒ Viewed from ladder* ☒ Viewed from ground* ☒ With binoculars* ☐ Inspection is limited*
☐ Not fully visible due to: ☐ Height ☐ Weather ☐ Snow ☐ Type ☐ Debris ☐ N/A

19 Main Roof ☐ N/A **Roof Covering is:** Asphalt Composition Shingle # of layers:

☐ Appears serviceable within useful life ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☒ Near end of lifespan*(2) ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☐ General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
☐ Roof covering has damaged, and missing shingles needing replacement (2) ☒ Moisture stained / damage*
☒ Weathering* ☒ Aging* ☐ Burnt through (2) ☐ Cracking* ☒ Holes/opening (2) ☒ Exposed (2) ☒ Deteriorated membrane
☒ Loose ☒ Displaced ☒ Damaged ☒ Missing: field (2) ☐ Pitch appears insufficient (2) ☐ Moss covered*
☐ Roof material appears to be improperly installed (2) ☐ Fasteners are (2)
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

Comments: Roof has numerous missing shingles, is laid directly over wooden shakes with no roof sheathing and no sign of felt paper between shingles and shakes (2)(4). Recommend complete removal of shingles and shakes, repair of any damaged structure, installation of plywood sheathing, felt paper and

20 Second Roof ☐ N/A **Roof Covering is:** Asphalt Composition Shingles # of layers:

☐ Appears serviceable within useful life ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☒ Near end of lifespan*(2) ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☐ General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
☐ Roof covering has damaged, and missing shingles needing replacement (2) ☒ Moisture stained / damage*
☒ Weathering* ☒ Aging* ☐ Burnt through (2) ☐ Cracking* ☒ Holes/opening (2) ☒ Exposed (2) ☒ Deteriorated membrane
☒ Loose ☒ Displaced ☒ Damaged ☒ Missing: field (2) ☐ Pitch appears insufficient (2) ☐ Moss covered*
☐ Roof material appears to be improperly installed (2) ☐ Fasteners are (2)
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

Comments: (see main roof)

Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.* Inspection is limited*

21 Third Roof ☐ N/A **Roof Covering is:** Asphalt Composition Shingles # of layers:

☐ Appears serviceable within useful life ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☒ Near end of lifespan*(2) ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc.*
☒ Excessive damage (2) ☒ Excessive deterioration (2) ☐ Roof material appears to be improperly installed (2)
☐ Blistering* ☒ Cracking* ☐ Alligating* ☐ Open seams (2) ☐ Moss covered (2) ☒ Deteriorated surface (2)
☐ Evidence of ☐ Bare areas exposed to the sun (2) ☐ Fasteners
☒ Roof appears to be nearing the end of its useful life (2) ☐ Evidence of prior patching / repairs (2)

Comments: (see main roof)

Roof Notes ☐ NOTICE: N/A

Comments:

Notice: The report is an opinion of the general quality and condition of the roof.* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

22 Exposed Flashings ☐ N/A ☐ Flashings appears serviceable ☐ N/A

☐ Not Functional* ☐ Unsafe* ☒ Worn* ☒ Near end of lifespan* ☐ Not fully visible*
 Separation (s) / improper at: ☐ Roof* ☐ Wall* ☐ Drip edge* ☐ Vent Pipes* ☐ Skylight* ☒ Other* Chimney*
☐ Vent caps appear serviceable ☐ Needs repair* ☐ Missing caps* ☐ Rusty flashing* ☐ Mastic covered*
☐ Damaged flashing* ☐ Improper flashing at: ☐ No visible flashing at:
☐ Skylight(s) appear serviceable ☐ Cracked (2) ☐ Damaged (2) ☐ Defect (2) ☐ Non professional skylight*

Comments: Leaking around chimneys (see chimneys and main roof).

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.*

Page 8 PLUMBING

Report # : A-1059 A

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

23 Main Line ☐ N/A **Main pipe is Galvanized** **Size:** **Pressure:** ☐ AM ☐ PM
☐ Pressure is above 80 psi - recommend:
☐ **Appears serviceable** ☒ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Main valve location: ☒ Not located* ☐ Operational ☐ Not operational (2) ☐ Not inspected*
☐ Handle is ☐ Excessive corrosion on valve (2) ☐ Copper pipe not protected from concrete*
☐ Water softener installed (water condition/quality is not tested*) ☐ Leaks at main valve (2) ☐ Leaks at water conditioner (2)

Comments: Plumbing cut off at multiple locations, limited plumbing thru out house, galvanized piping (2)(4). Recommend removal of all existing water lines and replacement up to today's building standards.

24 Supply Lines ☐ N/A **Supply lines are Galvanized**
☐ **Appear serviceable** ☒ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Supply pipes show ☐ Leaking noted at:
☐ Water flow appears ☐ Noise in pipes (2)
☐ Pipes lack support at: ☐ Cross connection(s) present at: ☐ Evidence of
☐ Copper and galvanized pipe contact visible (2) Insulated: ☐ N/A ☐ Yes ☐ No

Comments: Plumbing cut off at multiple locations, limited plumbing thru out house, galvanized piping (2)(4). Recommend removal of all existing water lines and replacement up to today's building standards.

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.* Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

25 Waste Lines ☐ N/A **Waste lines are Cast Iron**
☐ **Appear serviceable** ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☒ Near end of lifespan* ☐ Not fully visible*
☐ Waste pipes show ☐ Pipes lack proper support at:
☐ Plumbing ☐ All vents/traps not fully visible* ☐ Leaking noted at:
☐ Insufficient fall for adequate drainage (2) ☐ Open waste line (2) ☐ Trap

Comments: Cast iron drains show signs of deterioration and possible leaking (2)(4). Recommend removal and replacement to bring up to today's building standards.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

26 Fuel System ☐ N/A **Shut Valve Location: Rear Yard** **Fuel type is Natural Gas**
☒ Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Pipes not ☐ Pipe is corroded (2) ☐ Pipe is under strain (2)
☐ Improper piping at: ☐ Exposed plastic pipe (2) ☐ Pipe is not 6" above ground (2)
☐ No shutoff valve at ☐ Improper union at: ☐ Pipes lack proper support (2)

Comments: Fuel lines inside structure are black pipe and have been cut off at appliance locations, fuel system is out of date and has become a safety issue (2)(4). Recommend removal/replacement to bring up to today's

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.*

27 Water Heaters ☒ N/A **Location A** **Type** **Capacity**
Location B **Type** **Capacity**
☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Rust flakes in burner chamber* ☐ Burner flame appears improper (2) ☐ Heater leaks
☐ Water shutoff valve ☐ Corrosion on pipes* ☐ Heater in garage is not on 18" raised platform* (5)
☐ Temperature Pressure Relief Valve ☐ Combustion air
☐ Insufficient clearance to combustible material (2) ☐ Pilot / system off -- could not inspect*
☐ Vent flue piping ☐ Vent flue piping
☐ Seismic straps appear serviceable ☐ Seismic straps ☐ Thermal blanket
☐ Unit needs a catch pan with an exterior routed drain line* ☐ Recommend protecting heater from physical damage*
☐ Enclosure ☐ Firewall

Comments: No water heater in structure.

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.*

Page 9 HEATING

Report # : A-1059 A

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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28 Description ☒ N/A **Approximate BTU's** **Unit A** **Unit B** **Unit C**
Location A **Location B** **Location C**
Heating Type: **Heating Type:** **Heating Type:**
Fuel Type: **Fuel Type:** **Fuel Type:**

Comments: No heating system in structure.

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition ☒ N/A ☐ Not inspected*
☐ System(s) appear serviceable ☐ Did not respond to normal controls (2)
☐ Not Functional ☐ Unsafe ☐ Worn ☐ Near end of lifespan ☐ Damage ☐ Deterioration
☐ System(s)

Comments:

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

30 Venting ☒ N/A ☐ Backventing (2) ☐ Unable to fully inspect vent pipe*
☐ Appears serviceable ☐ Damage (2) ☐ Not accessible*
☐ Vent lacks clearance from combustibles (2)(4) ☐ Improper vent rise (2)
☐ Improper materials used for vent pipe (2) ☐ Improper elbow angle (2)
☐ Soot/Rust on ☐ Defective
☐ Vent terminates near window/opening (2)(4)

Comments:

31 Combustion Air ☒ N/A ☐ Air supply
☐ Appears serviceable ☐ Damage* ☐ Deteriorated* ☐ Defects*
☐ Combustion and return air sources are too close or mixing (2)
☐ Recommend sealing platform at

Comments:

32 Burners ☒ N/A ☐ Closed system / unable to inspect*
☐ Unusual flame pattern (2)
☐ Damaged ☐ Chamber
☐ Burner flame appears typical
☐ Rust flakes in burn chamber (2)

Comments:

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution ☒ N/A **Type:** ☐ Ducts:
☐ Not fully visible* ☐ Low air volume (2)
☐ Insulation
☐ Register(s) ☐ Circulating pump
☐ Zone valve did not operate ☐ Radiator cold (2) ☐ Convactor inoperative (2) ☐ Convactor cold (2)
☐ Radiator inoperative (2) ☐ Leaks on convactor (2) ☐ Leaks on fitting (2)
☐ Leaks on radiator (2)

Comments: No distribution in structure.

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

Page 10 HEATING continued & AIR COOLING**Report # : A-1059 A**

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
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34 Normal Controls ☒ N/A☐ Appears serviceable☐ Controls need☐ Leaks at:☐ Unable to inspect* ☐ Utilities off*☐ Thermostat☐ Damage* ☐ Deterioration* ☐ Defects*☐ Gauges need☐ Corrosion at:☐ Switch is☐ Expansion tankComments:

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

35 Air Filter ☒ N/A☐ Missing* ☐ Wrong size* ☐ Unable to inspect*☐ Appears serviceable☐ Suggest changing☐ Cleaning filter*☐ No filter hold-down*Comments:

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection.* Have these systems evaluated by a qualified individual.*

36 Heating Notes ☒ N/A☐ Recommend complete system evaluation (2) ☐ Unable to locate heat in all rooms*☐ Suggest cleaning & servicing☐ Heater makes unusual noise during operation, further evaluation needed (2)☐ High ☐ Low☐ Air leaks at:☐ Condensate lines:☐ Fuel tank leak (2) (4)☐ Undercut doors off carpet*☐ Leakage at:☐ Termination location:Comments:

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included.*

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Cooler & 38 Air ☒ N/A

Location(s) Unit A

B

C

Type:

Power: ☐ 120volt ☐ 240volt ☐ One speed fan only*☐ Appears operational☐ Not Functional*☐ Unsafe*☐ Worn*☐ Near end of lifespan*☐ Not fully visible*☐ Unit makes unusual noise during operation (2)☐ Unit is not level*☐ Pads☐ Unit☐ Float valve☐ Pump☐ Leaking noted*Comments: No A/C unit to structure.☐ No power - unable to test*☐ Warm air only (2)☐ Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) ☐ One speed fan only*☐ Not level(2) ☐ Makes unusual noise(2)☐ Air temperature differential is incorrect (2)☐ Coil is damaged (2)☐ Recommend servicing system and checking refrigerant level*POWER: ☐ N/A ☐ 120 Volts☐ 240 Volts☐ Electrical disconnect present ☐ Gas* (not inspected)☐ No electrical disconnect provided (2)☐ Improper conduit (2)☐ Proper grounding not provided (2)☐ No conduit (2)☐ Junction box ☐ Cover☐ Heat pump auxiliary heat not functional(2)CONDENSATE: ☐ N/A☐ Condensate line installed☐ Line not fully visible*☐ Termination location:☐ No trap in line*☐ Condensate lines:

REFRIGERANT LINES:

☐ N/A☐ Insulation installed on-lines☐ Ice on unit (2)☐ Insulation damaged*☐ Insulation deteriorated*☐ Ice on lines (2)☐ Lines not fully visible☐ Leaks at:☐ Line(s) appear damaged (2)**Comments** ☒ N/A

DATA PLATE:

Comments:

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.
 Subjective judgment of system capacity is not part of the inspection.

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Page 11 ELECTRICAL

Report #: A-1059 A

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39 Service ☐ N/A ☒ Overhead ☐ Underground ☒ Number of conductors 2
☐ 120V* ☐ 240V ☐ 120V ☐ AMPS ☒ AMPS NOT DETERMINED

☐ Appears serviceable ☐ Defects* ☒ Deterioration* ☒ Unsafe* ☒ Near end of lifespan*
☐ Loose connections at ☐ Damaged connections at
☐ Frayed wires (2) ☐ Improper splices on main wires (2) ☐ Improper tap on main wires (2)
☐ Conductors too close to ☐ Wires touch trees* Contact utility company(4)
☐ Ground present ☐ Ground loose at: ☐ Ground
☐ Ground clamp not visible* ☐ Ground system not visible* ☐ More than six breakers with no main shutoff (2)
☐ Main disconnect inspected at: ☐ No drip loop on service wires (2)

Comments: Meter base inside structure (2)(4). Recommend removal and updating by currently licensed electrician.

40 Main Panel ☐ N/A ☐ #A - Location ☐ Panel rating ☐ Not verified
☐ Power is off at main. No inspection performed* Recommend further evaluation*
☐ Appears serviceable ☐ Defects* ☐ Deterioration* ☐ Unsafe* ☐ Near end of lifespan* ☐ Not accessible*
Comments: No existing main panel (2)(4). Recommend updating to today's building standards by currently licensed electrician.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances*

41 Conductors ☐ N/A ☐ Service Wire: ☐ Branch Wire:
☐ Wiring Methods:

42 Sub-panel(s) ☐ N/A ☐ #B-Location ☐ #C-Location ☐ #D-Location
 Panel >> ☐ is locked-could not inspect.* Further evaluation is needed*
 Panel >> ☐ is inaccessible-could not inspect.* Further evaluation is needed*

43 Panel Notes ☐ N/A ☐ Wiring Methods: ☐ Breakers ☐ Fuses

☐ Panel(s) appear(s) serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ Improper wiring (2)(4) at: ☐ Breaker is off* at panel:
☐ Two wires connected to one breaker (2)(4) at: ☐ Signs of
☐ Overfusing (fuse/breaker size too large for wire) (2)(4) at: ☐ Aluminum wiring noted at the general 120volt circuits(2)(4)
☐ Neutral and ground wires connected at sub-panel (2)(4): (Aluminum connections should be checked by a licensed electrician)*
☐ Direct tap ☐ Antioxidant not visible on aluminum wire connections*
☐ Panel bond is not provided for safety (2)(4) at: ☐ Unprotected opening(s) (2)(4) at:
☐ Missing 240 volt - handle tie(s) at panel #*: ☐ N/A
☐ Fused neutral wire(s) (2)(4) at panel: ☐ Breakers ☐ Fuses
☐ Electrical system appears outdated by today's standards (2) ☐ Opening(s) dead front cover(s) at panel

Comments: No existing panel.

44 Wiring Notes ☐ N/A ☐ Sample of switches and outlets tested appear to be serviceable
☐ Grounding and polarity of receptacles within 6' of plumbing fixtures appear serviceable

☐ Appears serviceable (tested) ☐ Furnishings prevent testing of all outlets and switches*
☐ Three prong outlets did not test properly grounded (2)(4) at:
☐ Reverse polarity (2)(4) at: ☐ Evidence of
☐ Outlet not operational (2)(4) at: ☐ Light not operational *(2)(4) a
☐ Outlets ☐ Switches ☐ Open neutral (2)(4) at:
☐ Not exterior rated ☐ Missing cover plates *(2)(4) at:
☐ Exposed wiring needs protection (2)(4) at: ☐ Damaged cover plates *(2)(4) at:
☐ Box cover missing*(4) at: ☐ Exposed splices (2)(4) at:
☐ Improper wiring (2)(4) a ☐ Extension cord used as wiring (2)(4) at:
☐ 'GFCI(s) responded to test ☐ 'GFCI' not operational (2)(4) at:
☐ 'GFCI', (a safety device for outlets near water) recommended (5) at:
☐ Closet light is subject to damage at:* ☐ Closet light is subject to hazard at:*
☐ Doorbell worked / none ☐ Not operational (2) ☐ Fixture

Comments: Knob and tube wiring is all that exists in structure, this is outdated and unsafe (2)(4). Recommend removal/replacement by currently licensed electrician to bring up to today's building standards.

Page 12 INTERIOR

Report # : A-1059 A

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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45 DOORS (Entry)☐ N/A☐ Appears serviceable☐ Damage*☐ Deterioration*☐ Defects*☐ Hardware operational☐ Hardware not operational*☐ Damaged door jamb*☐ Weather stripping damaged/missing*Comments: Needs replacement (2).**46 & 47 DOORS (Interior & Exterior)**☐ N/A☐ Several frames are not square - may indicate movement (1)☐ Appears serviceable☐ Hardware is operational☐ Door(s) rub at: various areas☐ Damaged at: various areas☐ Tempered glass☐ Not tempered (5)☐ Tracks serviceable☐ Deteriorated track(s) at:☐ Screen doors not checked*☐ Screens many damaged* at various areas☐ Damaged jamb* ☐ Needs adjustment at:☐ Missing* ☐ Loose* ☐ Not operational* various areas☐ Door stick at: various areas☐ Difficult to operate at:☐ Unable to determine tempered glass*☐ Door won't latch at:Comments: Back exterior door boarded up and needs replacement (2). No existing interior doors (2).**48 Windows**☐ N/A

Type: Wood Double Hung

☐ Security bars☐ Sample tested appears serviceable☐ Window☐ Window was difficult to operate at:☐ Broken *☐ Window☐ Stains* ☐ Damage*☐ Screens bath A*Comments: Windows are outdated and deteriorated (2)(4). Recommend replacement of all existing windows to bring up to today's building standards.

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls☐ N/A☐ Drywall☒ Plaster☐ Paneling☐ N/A☐ General condition serviceable☐ Wall☐ Wall needs repair at:☐ Wall☐ Furnishings prevent full inspection-do a careful check on your final walk-through ☐ Recommend evaluation by engineer (1)Comments: Interior walls cracking, crumbling and show signs of moisture damage thru out structure (2)(4).

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings☐ N/A☐ Drywall☐ Acoustic Spray☒ Plaster ☐ N/A☐ General condition serviceable☐ Ceiling(s)☐ Ceiling(s)☐ Ceiling(s)Comments: Interior ceilings cracking, crumbling and show signs of moisture damage thru out structure (2)(4).

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51 Floors☐ N/A☐ Carpet☐ Vinyl☒ Wood☐ Tile☐ N/A☐ General condition serviceable☒ Damage * ☐ Deterioration *☐ Cracked tiles at:☐ Damaged*☐ Uneven area at:☐ Furnishings prevent full inspection-do a careful final walk-through* ☐ Loose carpet noted* ☐ Floor squeaks noted*Comments: Termite damage in flooring in numerous locations (2)(4). Damaged areas could be weakened and be a

Notice: Determining odors or stains is not included* Floor covering damage/ stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

52 Fireplace(s)☒ N/A

Location(s) A

B

C

☐ Appears serviceable☐ Not Functional*☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*☐ Fireplace(s)☐ Fireplace(s)☐ Fireplace(s)☐ Gas was operational ☐ N/A☐ Gas at fireplace☐ Gas at fireplace☐ Gas at fireplace☐ Fans/blowers at fireplace☐ Remove or block damper open if gas log is used*Comments:

Notice: Recommend installing safety spacer on damper when gas logs are present* Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.*

Page 13 INTERIOR Continued

Report #: A-1059 A

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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53 Interior Features☐ N/A☐ Ceiling fan(s) operational☐ Fan (s)☐ Interior stairs appear serviceable☐ Uneven☐ Stairway is☐ Stair handrails appear serviceable☒ Railing is missing*☐ Openings in rails too wide (4)(5)☐ Wet bar faucet appears serviceable☐ Faucet is not operational (2)☐ Faucet leaks (2) ☐ Cold water only☐ Counter appears serviceable☐ Damage to☐ Deterioration to☐ Plumbing under sink serviceable☐ Leaks (2)☐ Improper piping (2) ☐ Ice maker not on☐ Items installed but not inspected:☐ Central vacuum ☐ Security system☐ Intercom ☐ N/A

Comments: Stairs to upper level are missing hand rail (2). Stairs to basement are deteriorated and missing bottom two treads (2)(4). Recommend removal/replacement of basement stairs.

54 Smoke Detector☒ N/A

Locations: A: B: C: D:

B: D:

☐ Smoke detector test button responds☐ A ☐ B ☐ C ☐ D☐ Not tested*☐ A ☐ B ☐ C ☐ D☐ Did not respond to test button*☐ A ☐ B ☐ C ☐ D☐ None found (5)☐ A ☐ B ☐ C ☐ D☐ Couldn't test / no test button*☐ Indicator light on ☐ Suggest additional detectors in appropriate locations* (5)Comments:**55 Laundry**☒ N/A☐ Garage☐ Basement☐ Service Area☐ Other☐ Piping (water&waste) serviceable☐ Unable to view / not tested*☐ Damage*☐ Deterioration* ☐ Door / jambs*☐ Electrical outlet grounded (120 Volt)☐ Unable to test*☐ Ungrounded*☐ Not operational (2)☐ Miswired (2)☐ 240 volt outlet operational☐ Inoperative*☐ No 240 outlet☐ Not viewed*☐ Not inspected*☐ Gas piping appears serviceable☐ N/A ☐ No gas provided☐ Unable to view*☐ Dryer venting provided☐ Dryer venting not provided*☐ Dryer vents into attic*☐ Dryer vents into crawl space*☐ Laundry sink serviceable☐ N/A☐ Damage on sink*☐ Deterioration on sink*☐ Sink is loose*☐ Slow draining*☐ Plumbing below sink serviceable☐ Deterioration*☐ Corrosion*☐ Improper piping (2)☐ Leaks (2)☐ Faucet operational☐ Deterioration*☐ Corrosion*☐ Faucet leaks (2)☐ Hot/Cold reversed(4)Comments:

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking.*

56 Attic☐ N/A☒ Full ☐ PartialRoof Frame: ☐ Truss ☒ Rafter Framing 2 x 4Ceiling Frame: ☐ Truss ☒ Joist Framing 2 x 4How Inspected: ☐ Entered ☐ Access

Location Hall

☒ Inspection limited to view from access*☐ Appears serviceable☐ Not Functional*☐ Unsafe*☐ Worn*☐ Near end of lifespan*☐ Not fully visible*☐ No stains visible☐ Small stains*☐ Moderate stains (2)☐ Major stains (2)☐ Unable to determine leakage*☐ Sagging framing (1)(2)☐ Broken framing (1)(2)☐ Truss(es)☐ Framing appears undersized* (1)☒ Vents provided☐ None*☐ Blocked*☐ Minimal*☐ Poor ventilation*☐ Missing wind resistant straps(2)☐ Power ventilator operational☐ N/A☐ Not inspected*☐ Not operational*☐ Screens☐ Insulation Type:☒ No insulation*☐ Poor coverage*☐ Compressed* ☐ Wrong side up*

Approximate depth:

☐ Insulation covers☐ Air/vapor retarder☐ N/A ☐ Installed☐ Vent pipe

Comments: Attic had signs of damage due to leaking of roof and chimney's, no insulation and had signs of vermin (2)(4).

Ventilation☒ N/A☐ Appears serviceable at:☐ Exhaust fan☐ Exhaust fanComments:

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.* Tenting a home for fumigation may cause damage to roofs-recommend reinspection for damage after tenting is completed*

Page 15 KITCHEN

Report # : A-1059 A

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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66 Kitchen Sink(s) ☒ N/A ☐ Dishes block access to sink, could not inspect*

☐ Sink(s) appear(s) serviceable ☐ Minor wear ☐ Heavy wear* ☐ Chipped* ☐ Sink is loose* ☐ Slow draining*
☐ Recommend sealing at sink to counter connection* ☐ No hot water* ☐ Hot & cold water reversed*(4)
☐ Faucet serviceable ☐ Non-operational(2) ☐ Defective(2) ☐ Faucet: ☐ Spray wand defective*
☐ Plumbing under sink serviceable ☐ Pipes are ☐ Improper piping (2)
☐ Moisture stains below sink* ☐ Moisture damage below sink* ☐ Restricted view below sink*

67 Kitchen (general) ☐ N/A Counters: ☐ Tile ☐ Laminate ☐ Rock ☐ Not fully visible*

☐ Counters ☐ Floor ☐ Lights ☐ Appear serviceable ☐ Grout* ☐ Caulking* ☐ Handles*
☐ Doors ☐ Drawers ☐ Counter ☐ Other ☐ Minor* ☐ Moderate* ☐ Heavy wear* ☐ Cracks* ☐ Damage*
☐ Minor cracked tile(s)* ☐ Moderate damage* ☐ Heavy damage* ☐ Missing *
☐ Cabinets appear serviceable ☐ Minor wear ☐ Moderate damage* ☐ Heavy wear* ☐ Heavy damage*

Comments: No existing kitchen.

68 Disposal ☒ N/A ☐ Dishes block access to sink and disposal, could not inspect* ☐ Not fully visible*

☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Non operational (2)
☐ Blades appear to be: ☐ Unit makes unusual noise* ☐ Splash guard damaged* ☐ Not inspected*
☐ Wiring serviceable ☐ Improper wiring noted (2)(4) ☐ Loose wire clamp at disposal* ☐ Missing wire clamp at disposal*
☐ Switch is in a hazardous location (2)(4) ☐ Exposed wire splices (2)(4) ☐ Missing junction box cover(s)* ☐ Power off*

Comments:

69 Range / Cooktop ☒ N/A # of ovens: ☐ Gas ☐ Electric ☐ Combination ☐ Electric Ignition

☐ Range / oven appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ Upper ☐ Lower ☐ Right ☐ Left ☐ Front ☐ Rear ☐ No inspection (power/gas off)*
☐ Free standing oven - not tested* ☐ Ranges / Cooktop not inspected*
☐ Oven door(s) appear(s) serviceable ☐ Lower ☐ Non operational (2)
☐ Door(s) gasket(s) appear(s) serviceable ☐ Damage noted* ☐ Door does not close properly* ☐ Cracked glass (2)
☐ Separate cooktop serviceable ☐ N/A ☐ Damaged gasket(s)* ☐ Clock not tested ☐ Appears non functional*
☐ Gas shutoff valve installed ☐ N/A ☐ Burner did not operate (2) ☐ Element did not operate (2)
☐ Gas shutoff valve not provided (2)(4) ☐ Gas valve is not visible* ☐ Exhaust ventilation

Comments:

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher ☒ N/A ☐ No test (power/water off)*

☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Condition: ☐ Rust at: ☐ Damage at:
☐ Soap dish inoperative* ☐ Washer arm appears frozen (2) ☐ Unit is not secured to cabinets*
☐ Door seals appear serviceable ☐ Deteriorated* ☐ Leaking (2) ☐ Door
DRAIN LINE INSTALLATION: ☐ Air gap device ☐ Hi-loop method ☐ Drain line is improperly installed (2)
☐ Air gap device ☐ None ☐ Improper* ☐ Leaking noted at drain lines* ☐ Leaking noted at air gap device*

Comments:

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features ☒ N/A ☐ Special features not inspected*

☐ Trash compactor appears serviceable ☐ Non operational (2) ☐ Not inspected* ☐ No Key*
☐ Microwave appears serviceable ☐ Non operational (2) ☐ Not inspected*
☐ Other features/appliances present but not inspected include:*

Comments:

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection*

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Page16 BATHROOMS

Report #: A-1059 A

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LOCATION: Bath A Main

B

C

D

E

72 Toilet☒ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Toilet loose at floor*

☐ A ☐ B ☐ C ☐ D ☐ ELoose toilet tank* ☐ A ☐ B ☐ C ☐ D ☐ E

Recommend new wax seal (2)

☐ A ☐ B ☐ C ☐ D ☐ ECracked Tank * ☐ A ☐ B ☐ C ☐ D ☐ E

Water runs continually in tank*

☐ A ☐ B ☐ C ☐ D ☐ ERust in Tank * ☐ A ☐ B ☐ C ☐ D ☐ E

Does not flush properly*

☐ A ☐ B ☐ C ☐ D ☐ EMoisture around toilet (2) ☐ A ☐ B ☐ C ☐ D ☐ EComments: Toilet outdated. Recommend replacement of toilet and floor around toilet due to water damage (2).**73 Sink**☒ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E ☐ Hot & cold water reversed*(4)

Sink cracked*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion under sink* ☐ A ☐ B ☐ C ☐ D ☐ E

Faucet appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Sink faucet leaks*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion at sink faucet* ☐ A ☐ B ☐ C ☐ D ☐ E

Low water volume*

☐ A ☐ B ☐ C ☐ D ☐ E

Corrosion on supply valve

Drain appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

below sink*

Slow draining*

☐ A ☐ B ☐ C ☐ D ☐ E

Sink drain stopper non-functional / missing*

Rust / corroded drain line*

☐ A ☐ B ☐ C ☐ D ☐ E

Improper drain trap (2)

Leaking drain line (2)

☐ A ☐ B ☐ C ☐ D ☐ ERestricted view below sink* ☐ A ☐ B ☐ C ☐ D ☐ E

Counter & cabinet

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EDeterioration to cabinet* ☐ A ☐ B ☐ C ☐ D ☐ E

Damage to counter*

☐ A ☐ B ☐ C ☐ D ☐ EMoisture damage below sink* ☐ A ☐ B ☐ C ☐ D ☐ E

Grout needed at counter*

☐ A ☐ B ☐ C ☐ D ☐ EComments:**74 Vent / Heat**☒ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EComments:**75 Bathtub**☒ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Damage to tub*

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Faucet appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EWhirlpool not functional (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Hot & Cold water reversed(4)

☐ A ☐ B ☐ C ☐ D ☐ E

Damage at faucet*

☐ A ☐ B ☐ C ☐ D ☐ EWhirlpool not tested(2) ☐ A ☐ B ☐ C ☐ D ☐ E

Drain appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EDrain stopper missing* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining at bathtub*

☐ A ☐ B ☐ C ☐ D ☐ EGrout needed tub to wall* ☐ A ☐ B ☐ C ☐ D ☐ EComments:**76 Shower**☒ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Damage to shower walls*

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Grout needed at shower walls*

☐ A ☐ B ☐ C ☐ D ☐ ECracked tile(s)* ☐ A ☐ B ☐ C ☐ D ☐ E

Moisture damage to wall (2)(3)

☐ A ☐ B ☐ C ☐ D ☐ ECaulking needed at floor* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining at shower

☐ A ☐ B ☐ C ☐ D ☐ EFloor needs caulking* ☐ A ☐ B ☐ C ☐ D ☐ E

Leaking at water valve(s) (2)

☐ A ☐ B ☐ C ☐ D ☐ ELow water volume at shower(2) ☐ A ☐ B ☐ C ☐ D ☐ E

Shower head drip(2)

☐ A ☐ B ☐ C ☐ D ☐ EShower diverter non-functional(2) ☐ A ☐ B ☐ C ☐ D ☐ EUnable to determine if glass is tempered* ☐ A ☐ B ☐ C ☐ D ☐ E

Enclosure appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Glass does not appear to be tempered*

☐ A ☐ B ☐ C ☐ D ☐ ECorroded fixtures* ☐ A ☐ B ☐ C ☐ D ☐ E

Broken glass*

☐ A ☐ B ☐ C ☐ D ☐ EDoors difficult to operate* ☐ A ☐ B ☐ C ☐ D ☐ E

Caulking needed at enclosure*

☐ A ☐ B ☐ C ☐ D ☐ EDamaged enclosure* ☐ A ☐ B ☐ C ☐ D ☐ EComments:

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection.*

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ABSOLUTE HOME SERVICES

REPORT OVERVIEW

Report # : A-1059 A

☒ The report overview page is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report. Items listed below will be discussed further on the corresponding page of the report.

Page 4 **GROUND**S

Please review the following section(s): Sidewalks, Decks/Porch.

Page 5 **EXTERIOR**

Please review the following section(s): Exterior Walls, Trim, Chimney.Gutters/Downspouts.

Page 6 **FOUNDATION**

Please review the following section(s): Slab-on-grade / Crawspace / Basement and Floor Construction / Wood Frame.

Page 7 **ROOF**

Please review the following section(s): MAIN ROOF, Second Roof, THIRD ROOF and Exposed Flashings.

Page 8 **PLUMBING**

Please review the following section(s): Main Line, Supply Lines, Waste Lines, Fuel System.

Page 9 **HEATING**

No recommendations made for this section of heating.

Page 10 **HEATING (Continued) & AIR COOLING**

No recommendations made for this section of heating & air cooling.

Page 11 **ELECTRICAL**

Please review the following section(s): Service.Main Panel.

Page 12 **INTERIOR**

Please review the following section(s): Floors.

Page 13 **INTERIOR (Continued)**

Please review the following section(s): Attic.

Page 14 **GARAGE**

No recommendations made for the garage.

Page 15 **KITCHEN**

No recommendations made for the kitchen.

Page16 **BATHROOM**

No recommendations made for the bathroom(s).

Page17 **POOL/SPA**

No recommendations made for the pool/spa.

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
(3) Refer to qualified termite report for further information This item warrants attention/repair or monitoring

Recommend having structure tested for lead paint due to age before any work proceeds (2)(4).

ABSOLUTE HOME SERVICES

Page 20

SUMMARY

Client Name: Dixie Decker Roza Homes

Date : Thursday, April 6, 2017

Report ID: A-1059 A

This report is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report.

GROUND

- #2) Major cracks were noted in the sidewalk. These cracks warrant further attention or repair.
- #6) Front Porch; wood is deteriorating and is unsafe, posts and railings are deteriorated and unsafe, steps have settled away from structure. Back Porch; wood is deteriorating and is unsafe, earth-to-wood contact (4). Recommend complete replacement of front and back porches, posts and railings.

EXT/FOUND

- #9) Siding showing major signs of deterioration, numerous locations siding has come off allowing moisture to infiltrate structure (2). Recommend repair/replacement of siding and any damaged structure.
- #10) Soffit, fascia and all trim rotted and water damaged in numerous location around structure, shows signs of water infiltration into structure causing deterioration in structure (2). Recommend repair/replacement of all trim and damaged structure.
- #11) Chimneys show major signs of deterioration, crumbling, and moisture damage (2)(4). Recommend removal of chimneys to prevent future damage.
- #14) Gutters are completely rotted out and have caused water damage to structure and need removal/replacement (2).
- #18) Foundation has settlement cracks and shows signs of leakage due to this (2). Recommend sealing to prevent moisture infiltration.
- #18) Improper support for supporting floor framing, overspanning of floor joists, severe insect damage to flooring system, earth-to-wood contact, signs of moisture on supports, could not determine if all supports are set on concrete due to earth covering (2)(3)(4). Recommend removal of insect damaged structure, upgrading span of floor joists to today's building standards, installing concrete pads and proper support.
- #18) (exterior) Concrete stairs deteriorating, not level, improper run and rise. Improper door covering stairs creating a safety hazard (2)(4). Recommend removal and reconstruction and installation of proper door.

ROOF

- #19) Roof has numerous missing shingles, is layed directly over wooden shakes with no roof sheathing and no sign of felt paper between shingles and shakes (2)(4). Recommend complete removal of shingles and shakes, repair of any damaged structure, installation of plywood sheathing, felt paper and shingles.
- #22) Leaking around chimneys (see chimneys and main roof).

PLUMBING

- #23) Plumbing cut off at multiple locations, limited plumbing thru out house, galvanized piping (2)(4). Recommend removal of all existing water lines and replacement up to today's building standards.
- #25) Cast iron drains show signs of deterioration and possible leaking (2)(4). Recommend removal and replacement to bring up to today's building standards.
- #26) Fuel lines inside structure are black pine and have been cut off at appliance locations. fuel system is out

Client Name: Dixie Decker Roza Homes

Report ID : A-1059 A

Page 20 Part: 1

#20) Radiator inside structure are black pipe and have been cut off at appliance locations, fuel system is out of date and has become a safety issue (2)(4). Recommend removal/replacement to bring up to today's building standards.

HEATING

AIR CONDITIONING

ELECTRICAL

#39) Meter base inside structure (2)(4). Recommend removal and updating by currently licensed electrician.

#40) No existing main panel (2)(4). Recommend updating to today's building standards by currently licensed electrician.

#44) Knob and tube wiring is all that exists in structure, this is outdated and unsafe (2)(4). Recommend removal/replacement by currently licensed electrician to bring up to today's building standards.

INTERIOR

#45) Needs replacement (2).

#46&47) Back exterior door boarded up and needs replacement (2). No existing interior doors (2).

#48) Windows are outdated and deteriorated (2)(4). Recommend replacement of all existing windows to bring up to today's building standards.

#49) Interior walls cracking, crumbling and show signs of moisture damage thru out structure (2)(4). Recommend removal of lath and plaster and replacement to bring up to today's building standards.

#50) Interior ceilings cracking, crumbling and show signs of moisture damage thru out structure (2)(4). Recommend removal of lath and plaster and replacement to bring up to today's building standards.

#51) Termite damage in flooring in numerous locations (2)(4). Damaged areas could be weakened and be a safety issue. Recommend repair/replacement.

#53) Stairs to upper level are missing hand rail (2). Stairs to basement are deteriorated and missing bottom two treads (2)(4). Recommend removal/replacement of basement stairs.

#56) Attic had signs of damage due to leaking of roof and chimney's, no insulation and had signs of vermin (2)(4).

GARAGE / CARPORT

LAUNDRY

KITCHEN

BATHROOMS

#72) Toilet outdated. Recommend replacement of toilet and floor around toilet due to water damage (2).

POOL / SPA

NOTES

Page 21 PICTURES PAGE

Report # : A-1059 A

Client: Dixie Decker Roza Homes
Date: Thursday, April 6, 2017

Property: 1325 E cherry
 Springfield, MO 65802

Picture 1



#6

Picture 2



#6

Picture 3



#6

Picture 4



#6 & #18

Page 22 PICTURES PAGE

Report # : A-1059 A

Client: Dixie Decker Roza Homes
Date: Thursday, April 6, 2017

Property: 1325 E cherry
 Springfield, MO 65802

Picture 5



#9

Picture 6



#9

Picture 7



#9

Picture 8



#10 & #11

Page 23 PICTURES PAGE

Report # : A-1059 A

Client: Dixie Decker Roza Homes
Date: Thursday, April 6, 2017

Property: 1325 E cherry
Springfield, MO 65802

Picture 9



#10 & #11

Picture 10



#10 & #11

Picture 11



#11

Picture 12



#18

Client: Dixie Decker Roza Homes
Date: Thursday, April 6, 2017

Property: 1325 E cherry
 Springfield, MO 65802

Picture 13



#18 & #25 & #51

Picture 14



#18 & #51

Picture 15



#18 & #51

Picture 16



#19 & #22 & #56

Client: Dixie Decker Roza Homes
Date: Thursday, April 6, 2017

Property: 1325 E cherry
Springfield, MO 65802

Picture 17



#19

Picture 18



#23

Picture 19



#23

Picture 20



#25

Client: Dixie Decker Roza Homes
Date: Thursday, April 6, 2017

Property: 1325 E cherry
 Springfield, MO 65802

Picture 21



#26

Picture 22



#39

Picture 23



#44

Picture 24



#48

Page 27 PICTURES PAGE

Report #: A-1059 A

Client: Dixie Decker Roza Homes
Date: Thursday, April 6, 2017

Property: 1325 E cherry
Springfield, MO 65802

Picture 25



#48

Picture 26



#46 & 47

Picture 27



#49

Picture 28



#50

Client: Dixie Decker Roza Homes
Date: Thursday, April 6, 2017

Property: 1325 E cherry
Springfield, MO 65802

Picture 29



#51

Picture 30



#51

Picture 31



#51

Picture 32



#53

Client: Dixie Decker Roza Homes
Date: Thursday, April 6, 2017

Property: 1325 E cherry
Springfield, MO 65802

Picture 33



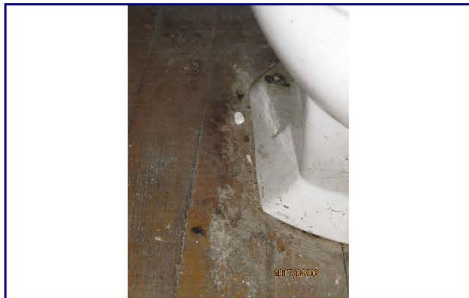
#56

Picture 34



#72

Picture 35



#72

Picture 36



Wood Destroying Insect Inspection Report Notice: Please read important consumer information on page 2.		
Section I. General Information Inspection Company, Address & Phone Absolute Home Services 33544 Normal dr Eldridge, MO 65463 (417)426-5155	Company's Business Lic. No. Address of Property Inspected 1325 E Cherry Springfield, MO 65802	Date of Inspection 04/08/2017
Inspector's Name, Signature & Certification, Registration, or Lic. # Ronald G Owens LIC#N6873		Structure(s) Inspected Residential
Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:		
☐ A. No visible evidence of wood destroying insects was observed.		
☒ B. Visible evidence of wood destroying insects was observed as follows:		
☐ 1. Live insects (description and location): _____		
☒ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): Floor joists through out house.		
☒ 3. Visible damage from wood destroying insects was noted as follows (description and location): Floor joists through out house.		
NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.		
Yes ☐ No ☒ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: _____		
The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.		
Section III. Recommendations		
☐ No treatment recommended: (Explain if Box B in Section II is checked) _____		
☒ Recommend treatment for the control of: <u>Wood destroying insects.</u>		
Section IV. Obstructions and Inaccessible Areas		
The following areas of the structure(s) inspected were obstructed or inaccessible:		The inspector may write out obstructions or use the following optional key:
☐ Basement ☐ Crawlspace ☐ Main Level ☐ Attic ☐ Garage ☐ Exterior ☐ Porch ☐ Addition ☐ Other		1. Fixed ceiling 13. Only visual access 2. Suspended ceiling 14. Cluttered condition 3. Fixed wall covering 15. Standing water 4. Floor covering 16. Dense vegetation 5. Insulation 17. Exterior siding 6. Cabinets or shelving 18. Window well covers 7. Stored items 19. Wood pile 8. Furnishings 20. Snow 9. Appliances 21. Unsafe conditions 10. No access or entry 22. Rigid foam board 11. Limited access 23. Synthetic stucco 12. No access beneath 24. Duct work, plumbing, and/or wiring
Section V. Additional Comments and Attachments (these are an integral part of the report)		
Attachments		
Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer. X	Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported. X	

1329 E CHERRY



ABSOLUTE HOME SERVICES

33544 Normal Dr.
Eldridge, MO 65463
(417) 426-5155 (417) 650-1338



Report ID# :

A-1059 B

Schedule Date :

Thursday, April 6, 2017

Dixie Decker

Subject Property

1329 E cherry
Springfield, MO

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Page 3 KEY TO THE INSPECTION REPORT

Report #: A-1059 B

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

Please read the entire report for all items checked.

Notice: This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows:

- (1) Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH REPORT PAGE.

Please read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: ☐ Client ☐ Buyer's Agent ☐ Seller's Agent ☐ Seller

INSPECTOR : Ron Owens

Inspection Date: Apr/6/2017, Thursday

Start Time:

Completion Time:

Weather condition at the time of inspection was Dry

Approximate temperature during inspection: 50.0

Property Information:

The subject property inspected was a (an): Single Family. # of units 1

Approximate age of building: Stated by:

Approximate age of roof: Stated by:

Additions / Alterations to: Stated by:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

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KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

1 Driveway☐ N/A☐ Asphalt☒ Concrete ☐ N/A

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Eroded Asphalt* ☐ Maintenance* ☐ Sealant needed* ☐ Deterioration* ☐ Evidence of poor drainage*
☐ No cracks found ☐ Common cracks ☒ Major cracks* ☐ Trip hazards* ☐ Surface raised* ☐ Surface settled*

Comments: Major cracks were found in the driveway, Recommend evaluation and repair by a licensed contractor.(1)

2 Sidewalks☐ N/A☒ Concrete☐ Brick☐ Paver / Tile☐ N/A

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☒ Common cracks ☐ Major cracks* ☐ Trip hazards* ☐ Surface raised* ☐ Surface settled*
☐ Concrete is above* foundation ☐ Evidence of poor drainage*

Comments: Common cracks up to 1/4" were noted in the sidewalk at the time of the inspection.

3 Retaining Walls☒ N/A

LOCATION(S):

☐ Concrete☐ Stucco☐ Block

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☐ Common cracks ☐ Major cracks (1) ☐ Moisture penetration* ☐ No drainage openings*

Comments:

4 Patio☒ N/A

LOCATION(S):

☐ Concrete☐ Brick☐ N/A

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☐ Common cracks ☐ Major cracks (1) ☐ Trip hazards* ☐ Surface raised* ☐ Surface settled*
☐ Concrete is above* ☐ Evidence of poor drainage*

Comments:

5 Patio Cover☒ N/A

LOCATION(S):

☐ Earth contact (3)☐ Open Design☐ Covered Roof (refer to Roof Page)*

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Attachment to house * ☐ Patio cover lacks ☐ Wood appears
☐ Moisture at

Comments:

6 Decks / Porch☐ N/A☐ WOOD☐ Waterproofed Coating☒ Concrete☒ Rock

LOCATION(S): A Front

B Rear

C

- ☐ Appears Serviceable ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Deck is on grade--unable to inspect* ☐ Piers need ☐ Posts need
☐ Cracks ☐ Moisture ☐ Deck appears unsound (1) (2) ☐ (A) ☐ (B) ☐ (C)
☐ Flashing ☐ Earth-to-wood contact (3) ☐ (A) ☐ (B) ☐ (C)
☐ Porch* ☒ Steps* A&B has settled away from house* ☐ Uneven*
☐ Screens* ☐ Panels* ☐ Unable to
☐ Railings are serviceable ☐ N/A ☒ Railing is loose & improper (2) ☐ Railing of

Comments: Front porch; rock foundation has large settlement cracks (2)(4), Recommend repair/replacement. Back porch; steps settling away from structure (2)(*). Recommend sealing around to prevent moisture infiltration.

7 Fences & Gates☒ N/A☐ Not Inspected☐ Wood☐ Chain Link☐ N/A

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Posts are ☐ Blocks are ☐ Boards are
☐ No cracks ☐ Common cracks ☐ Major cracks (2) ☐ Fence height at
☐ Gate(s) need ☐ Self closing device is ☐ Post rusted & leaning*

Comments:

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

8 Exterior Stairs☒ N/A

Type:

Location: A

B

C

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Moisture ☐ Uneven ☐ N/A
☐ Railings serviceable ☐ Railings ☐ Openings in rails too large (5)

Comments:**9 Exterior Walls**☐ N/AStructure: ☐ WOOD FRAME

Wall Covering is: Wood

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☒ Near end of lifespan* ☐ Not fully visible*
☐ No cracks found ☐ Common cracks ☒ Major cracks (1) ☒ Cracks / openings need repair (2) ☐ Soil contact *(3)
☐ Moisture stains/damage* ☐ Damaged ☐ Nailing defects * ☐

Comments: Siding has areas of rot and deterioration, inspector can not see inside wall to determine the amount of damage to structure (2)(*). Recommend repair/replacement as necessary. Paint on siding needs to be

Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim☐ N/A☒ WOOD ☐ METAL ☐ VINYL ☐ N/A

- ☐ Eaves, soffits, fascia & trim appear serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ Moisture stains at ☐ Not fully visible* ☐ N/A
☐ Flashings / Trim : ☐ Not visible at:

Comments: Fascia, soffit and trim has signs of rot and deterioration, inspector can not determine how much damage is caused inside of structure due to this (2). Recommend repair/replacement as necessary.

11 Chimney(s)☐ N/ALocation: A Living Room B C D

- Material: A Brick B Metal C Stucco D Concrete ☐ METAL FLUE ☐ WOOD FRAME
☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Chimney / brick / mortar is: ☐ Settlement (2) ☐ Flashing is
☐ Spark screen present ☐ Spark screen: ☐ Raincap / screen recommended *
☐ Cracks/separations/sealing needed at ☐ Unlined flue (2) ☐ Cracks in chimney cap *
☐ Ash dump / door is: ☐ Damage / deterioration / defect *

Comments: Chimney shows typical signs of age and weathering (*). Recommend evaluation by qualified chimney sweep.

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue *

12 Sprinklers☒ N/A☐ Not inspected* ☐ Non operational (2) ☐ Control box location

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Valve ☐ Head ☐ Line ☐ Anti-siphon valves needed *
☐ Adjust spray away from ☐ Areas of inadequate spray coverage * ☐ Adjust heads *

Comments:

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets☐ N/A☐ Faucets are

- ☐ Appears serviceable ☐ Some inoperative / corroded (2) ☐ Leaks (2) ☐ Missing handle(s)* ☐ Broken handle(s)*

Comments: Could not test hose faucets due to water being off at the time of the inspection (*).

14 Gutters & Downspouts☐ N/A☒ Full☐ Partial☐ None Installed

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☒ Near end of lifespan* ☐ Not fully visible*
☐ Drains blocked* ☒ Debris filled* ☒ Gutters / downspouts: Damaged * Corroded * Leaking *
☐ Add gutters & downspouts for drainage* ☐ Add splashblocks for drainage* ☐ Route downspouts away from building*
☐ Roof / gutters not draining properly* ☐ No secondary drain(s) on roof (2) ☐ Subsurface drains not tested*

Comments: Gutters and downspouts are deteriorated and have allowed moisture to deteriorate fascia and soffit (2). Recommend complete replacement.

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

Page 6 FOUNDATION

Report #: A-1059 B

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

15 Grading ☐ N/A ☒ Level Site ☐ Slope Minor ☐ Moderate ☐ Steep (1) ☐ Stairstepped ☐ Banks

- ☒ Drainage of site/slope of soil at foundation is proper based upon visual observation ☐ Not fully visible*
- ☐ Improper soil slope toward foundation* ☐ Soil / pavement is high at foundation* ☐ Earth-to-wood contact visible* (3)
- ☐ Plants touch ☐ Trees planted close to structure * ☐ Overgrown landscaping*
- ☐ Surface drains noted, not tested - underground pipes cannot be judged* ☐ Signs of poor drainage / erosion*

Comments: Drainage of the site appeared to be in serviceable condition at the time of the inspection.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16 Slab-on-grade ☐ N/A **17 Crawl space** ☒ **18 Basement** ☐ N/A

- ☒ Foundation: ☒ Poured concrete ☐ Masonry block ☐ Brick ☐ Stone ☐ Piers ☐ Wood ☐ Not visible ☐ None
- ☒ Columns: ☐ Concrete ☐ Steel ☐ Wood ☐ Masonry Block ☒ Brick ☐ Not visible ☐ None
- ☐ Entered crawl space ☐ No access* ☐ Partial access* ☐ Viewed from access opening only*
- ☐ Door / Cover: OK ☐ Damaged* ☐ Missing* ☐ Crawl space ☐ Basement
- Foundations:** ☒ Visible ☐ Partially visible* ☐ Not visible at*
- ☒ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
- ☐ No cracks found ☒ Major cracks (1) ☐ Further evaluation needed (1)
- ☐ No moisture present ☐ N/A ☐ Exposed footing*
- ☐ Unable to inspect
- ☐ Slab not visible due to carpet and floor covering-recommend further evaluation by removal of the floor covering due to:
- ☐ Cracks found* ☐ Uneven areas in flooring* ☐ Unusual cracks on interior walls* ☐ Unusual cracks on exterior walls*
- Ventilation:** ☒ Serviceable ☐ N/A ☐ Vents

Comments: Basement has numerous settlement cracks (2)(*). Recommend sealing to stop moisture infiltration. Areas blocked off at front and back of house with drywall, inspector could not access back section but front section has high moisture content in it (2)(*).

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

- Floor Construction:** ☒ JOISTS ☐ TRUSSES ☐ CONCRETE ☐ NOT VISIBLE ☐ N/A
- Wood Frame:** ☐ N/A ☒ CONVENTIONAL WOOD FRAMING ☐ TRUSS ☐ Other
- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
- ☐ Framing is ☐ Missing framing ☐ Moisture
- ☐ Damaged ☐ Missing ☐ Earth-to-wood contact (2) (3)
- ☐ Joists ☐ Beams ☐ Post ☐ Columns ☐ Debris under house*
- ☐ Concrete floors: ☐ improper slope* ☐ cracked* ☐ deteriorated* ☐ settled(1) ☒ Evidence of moisture*
- ☐ Anchor bolts installed ☐ Shear installed ☐ No anchor bolts (1) ☐ No shear panels (1) ☐ Bolts not visible*
- ☒ Probing where deterioration is suspected revealed: pests (2)(3) ☐ Engineer recommended (1)
- ☐ Insulation
- VAPOR RETARDER ☒ N/A ☐ Installed ☐ Not installed* ☐ Not visible* ☐ Loose* ☐ Installed incorrectly*
- SUMP PUMP ☒ N/A ☐ Serviceable ☐ Not functional* ☐ Pump not tested* ☐ Sump pump needed*

Comments: Floor assembly has settled on both sides of center beam, signs of heavy infestation of termites, signs of previous standing water damage at floor level (2)(3)(4). Recommend replacement of all insect damaged wood, releveling of floor assembly and evaluation of foundation exterior drainage. (Inspector could only see small section of floor assemble due to coverings (*).

- BASEMENT STAIRS** ☒ N/A ☐ Serviceable ☐ Uneven rise(2)(4) ☐ Uneven run(2)(4) ☐ loose step(s) (2)(4)
- ☐ Railings ☐ Stairs too steep (2)(4)(5) ☐ Ceiling is

Comments:

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection *

Page 7 ROOF

Report #: A-1059 B

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

Roof style: Main Roof Gable

How inspected: ☐ Walked ☒ Viewed from ladder* ☒ Viewed from ground* ☒ With binoculars* ☐ Inspection is limited*
☐ Not fully visible due to: ☐ Height ☐ Weather ☐ Snow ☐ Type ☐ Debris ☐ N/A

19 Main Roof ☐ N/A Roof Covering is: Asphalt Composition Shingle # of layers:

☐ Appears serviceable within useful life ☐ Not Functional* ☐ Unsafe* ☒ Worn* ☒ Near end of lifespan*(2) ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☐ General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
☐ Roof covering has ☐ Moisture stained / damage*
☐ Weathering* ☐ Aging* ☐ Burnt through (2) ☐ Cracking* ☐ Holes/opening (2) ☐ Exposed (2) ☐ Deteriorated membrane
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing: ☐ Pitch appears insufficient (2) ☐ Moss covered*
☐ Roof material appears to be improperly installed (2) ☐ Fasteners are (2)
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

Comments: Inspector could not verify how many layers of shingles, roof structure showing signs of settlement in areas, shingles are at the end of their life span (2). Recommend replacement of shingles, repair/replacement of sheathing and structure as necessary.

20 ☐ N/A Roof Covering is: # of layers:

☐ Appears serviceable within useful life ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☐ General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
☐ Roof covering has ☐ Moisture stained / damage*
☐ Weathering* ☐ Aging* ☐ Burnt through (2) ☐ Cracking* ☐ Holes/opening (2) ☐ Exposed (2) ☐ Deteriorated membrane
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing: ☐ Pitch appears insufficient (2) ☐ Moss covered*
☐ Roof material appears to be improperly installed (2) ☐ Fasteners are (2)
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

Comments:

Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.* Inspection is limited*

21 ☐ N/A Roof Covering is: # of layers:

☐ Appears serviceable within useful life ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc.*
☐ Excessive damage (2) ☐ Excessive deterioration (2) ☐ Roof material appears to be improperly installed (2)
☐ Blistering* ☐ Cracking* ☐ Alligatoring* ☐ Open seams (2) ☐ Moss covered (2) ☐ Deteriorated surface (2)
☐ Evidence of ☐ Bare areas exposed to the sun (2) ☐ Fasteners
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

Comments:

Roof Notes

☐ NOTICE: N/AComments:

Notice: The report is an opinion of the general quality and condition of the roof.* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

22 Exposed Flashings ☐ N/A ☒ Flashings appears serviceable ☐ N/A

☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
 Separation (s) / improper at: ☐ Roof* ☐ Wall* ☐ Drip edge* ☐ Vent Pipes* ☐ Skylight* ☐ Other*
☐ Vent caps appear serviceable ☐ Needs repair* ☐ Missing caps* ☐ Rusty flashing* ☐ Mastic covered*
☐ Damaged flashing* ☐ Improper flashing at: ☐ No visible flashing at:
☐ Skylight(s) appear serviceable ☐ Cracked (2) ☐ Damaged (2) ☐ Defect (2) ☐ Non professional skylight*

Comments: The exposed flashing appeared to be in serviceable condition.

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.*

Page 8 PLUMBING

Report #: A-1059 B

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

23 Main Line ☐ N/A **Main pipe is Galvanized** **Size:** **Pressure:** ☐ AM ☐ PM
☐ Pressure is above 80 psi - recommend:
☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Main valve location: ☐ Not located* ☐ Operational ☐ Not operational (2) ☐ Not inspected*
☐ Handle is ☐ Excessive corrosion on valve (2) ☐ Copper pipe not protected from concrete*
☐ Water softener installed (water condition/quality is not tested*) ☐ Leaks at main valve (2) ☐ Leaks at water conditioner (2)
Comments: Water shut off to property (*).

24 Supply Lines ☐ N/A **Supply lines are Galvanized**
☐ **Appear serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Supply pipes show ☐ Leaking noted at:
☐ Water flow appears ☐ Noise in pipes (2)
☐ Pipes lack support at: ☐ Cross connection(s) present at: ☐ Evidence of
☐ Copper and galvanized pipe contact visible (2) Insulated: ☐ N/A ☐ Yes ☐ No
Comments: Recommend replacement of all water lines due to age and possibility of corrosion and to bring it up to today's building standards (2)(*).

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.* Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

25 Waste Lines ☐ N/A **Waste lines are Cast Iron**
☐ **Appear serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☒ Near end of lifespan* ☐ Not fully visible*
☐ Waste pipes show ☐ Pipes lack proper support at:
☐ Plumbing ☐ All vents/traps not fully visible* ☐ Leaking noted at:
☐ Insufficient fall for adequate drainage (2) ☐ Open waste line (2) ☐ Trap
Comments: Drain lines showing signs of deterioration and leakage (2)(4)(*). Recommend complete replacement to bring it up to today's building standards.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

26 Fuel System ☐ N/A **Shut Valve Location: Rear Yard** **Fuel type is Natural Gas**
☐ Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
☒ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Pipes not ☐ Pipe is corroded (2) ☐ Pipe is under strain (2)
☐ Improper piping at: ☐ Exposed plastic pipe (2) ☐ Pipe is not 6" above ground (2)
☐ No shutoff valve at ☐ Improper union at: ☐ Pipes lack proper support (2)
Comments: Fuel system was not on for inspection--suggest utilities company light and test all fuel appliances.

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.*

27 Water Heaters ☐ N/A **Location A Basement** **Type Gas** **Capacity 38 gal**
Location B **Type** **Capacity**
☐ **Appears serviceable** ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Rust flakes in burner chamber* ☐ Burner flame appears improper (2) ☐ Heater leaks
☐ Water shutoff valve ☐ Corrosion on pipes* ☐ Heater in garage is not on 18" raised platform* (5)
☐ Temperature Pressure Relief Valve ☐ Combustion air
☐ Insufficient clearance to combustible material (2) ☐ Pilot / system off -- could not inspect*
☐ Vent flue piping ☐ Vent flue piping
☐ Seismic straps appear serviceable ☐ Seismic straps ☐ Thermal blanket
☐ Unit needs a catch pan with an exterior routed drain line* ☐ Recommend protecting heater from physical damage*
☐ Enclosure ☐ Firewall
Comments: Inspector could not determine functionality of water heater due to gas and water being off at the time of the inspection (2)(*). water heater is a 2004 model. Recommend evaluation by a qualified plumber.

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.*

Page 9 HEATING

Report # : A-1059 B

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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28 Description ☐ N/A Approximate BTU's Unit A 65,000 Unit B Unit C

Location A Basement

Heating Type: Forced air

Fuel Type: Natural gas

Location B

Heating Type:

Fuel Type:

Location C

Heating Type:

Fuel Type:

Comments: Furnace is a 1996 model. Could not test due to gas and electric being off at the time of the inspection. Recommend evaluation by qualified HVAC tech.

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition ☐ N/A ☐ Not inspected*

☐ System(s) appear serviceable ☐ Did not respond to normal controls (2)

☐ Not Functional ☐ Unsafe ☐ Worn ☐ Near end of lifespan ☐ Damage ☐ Deterioration

☐ System(s)

Comments: All the utilities were off to house--unable to inspect.

Notice: Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

30 Venting ☐ N/A ☐ Backventing (2) ☐ Unable to fully inspect vent pipe*

☐ Appears serviceable

☐ Damage (2)

☐ Not accessible*

☐ Vent lacks clearance from combustibles (2)(4)

☐ Improper vent rise (2)

☐ Improper materials used for vent pipe (2)

☐ Improper elbow angle (2)

☐ Soot/Rust on

☐ Defective

☐ Vent terminates near window/opening (2)(4)

Comments: Unable to fully inspect the furnace vent pipe.

31 Combustion Air ☐ N/A ☐ Air supply

☐ Appears serviceable

☐ Damage*

☐ Deteriorated*

☐ Defects*

☐ Combustion and return air sources are too close or mixing (2)

☐ Recommend sealing platform at

Comments: Recommend evaluation and repairs by a licensed contractor.

32 Burners ☐ N/A ☐ Closed system / unable to inspect*

☐ Unusual flame pattern (2)

☐ Burner flame appears typical

☐ Damaged

☐ Chamber

☐ Rust flakes in burn chamber (2)

Comments: Recommend evaluation and repairs by a licensed contractor.

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution ☐ N/A Type: Ducts & Registers

☐ Appears serviceable

☐ Ducts:

☐ Not fully visible*

☐ Low air volume (2)

☐ Register(s)

☐ Insulation

☐ Zone valve did not operate

☐ Circulating pump

☐ Radiator inoperative (2)

☐ Radiator cold (2)

☐ Convactor inoperative (2)

☐ Convactor cold (2)

☐ Leaks on radiator (2)

☐ Leaks on convactor (2)

☐ Leaks on fitting (2)

Comments: Recommend evaluation and repairs by a licensed contractor.

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

Page 10 HEATING continued & AIR COOLING**Report # : A-1059 B**

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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34 Normal Controls☐ N/A☒ Unable to inspect* ☒ Utilities off*☐ Thermostat☐ Damage* ☐ Deterioration* ☐ Defects*☐ Gauges need☐ Corrosion at:☐ Switch is☐ Expansion tank☐ Appears serviceable☐ Controls need☐ Leaks at:Comments:

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

35 Air Filter☒ N/A☐ Missing*☐ Wrong size*☐ Unable to inspect*☐ Appears serviceable☐ Suggest changing☐ Cleaning filter*☐ No filter hold-down*Comments:

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection.* Have these systems evaluated by a qualified individual.*

36 Heating Notes☐ N/A☒ Recommend complete system evaluation (2) ☐ Unable to locate heat in all rooms*☐ Suggest cleaning & servicing☐ Heater makes unusual noise during operation, further evaluation needed (2)☐ High ☐ Low☐ Air leaks at:☐ Condensate lines:☐ Fuel tank leak (2) (4)☐ Undercut doors off carpet*☐ Leakage at:☐ Termination location:Comments: Recommend complete system evaluation by a licensed heating contractor. (2)

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included.*

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Cooler & 38 Air☐ N/A

Location(s) Unit A Rear Yard

B

C

Type: Central air conditioning

Power: ☐ 120volt ☒ 240volt ☐ One speed fan only*☐ Appears operational☐ Not Functional*☐ Unsafe*☐ Worn*☐ Near end of lifespan*☐ Not fully visible*☐ Unit makes unusual noise during operation (2)☐ Unit is not level*☐ Pads☐ Unit☐ Float valve☐ Pump☐ Leaking noted*Comments: Could not test due to no power (2)(*). Recommend evaluation by qualified HVAC tech.☐ No power - unable to test*☐ Warm air only (2)☐ Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) ☐ One speed fan only*☐ Not level(2) ☐ Makes unusual noise(2)☐ Air temperature differential is incorrect (2)☐ Coil is damaged (2)☐ Recommend servicing system and checking refrigerant level*POWER: ☐ N/A ☐ 120 Volts☒ 240 Volts☒ Electrical disconnect present ☐ Gas* (not inspected)☐ No electrical disconnect provided (2)☐ Improper conduit (2)☐ Proper grounding not provided (2)☐ No conduit (2)☐ Junction box ☐ Cover☐ Heat pump auxiliary heat not functional(2)CONDENSATE: ☐ N/A☒ Condensate line installed☐ Line not fully visible*☐ Termination location:☐ No trap in line*☐ Condensate lines:

REFRIGERANT LINES:

☐ N/A☒ Insulation installed on-lines☐ Ice on unit (2)☐ Insulation damaged*☐ Insulation deteriorated*☐ Ice on lines (2)☐ Lines not fully visible☐ Leaks at:☐ Line(s) appear damaged (2)**Comments**☐ N/A

DATA PLATE:

Comments: Unit looks to be very rusty and worn (2)(*). Recommend evaluation by qualified HVAC tech.

Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.
 Subjective judgment of system capacity is not part of the inspection.

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Page 11 ELECTRICAL

Report #: A-1059 B

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39 Service ☐ N/A ☒ Overhead ☐ Underground ☒ Number of conductors 3
☐ 120V* ☒ 240V ☐ 120V ☐ AMPS ☒ AMPS NOT DETERMINED

☐ Appears serviceable ☐ Defects* ☐ Deterioration* ☐ Unsafe* ☐ Near end of lifespan*
☐ Loose connections at ☐ Damaged connections at
☐ Frayed wires (2) ☐ Improper splices on main wires (2) ☐ Improper tap on main wires (2)
☐ Conductors too close to ☐ Wires touch trees* Contact utility company(4)
☐ Ground present ☐ Ground loose at: ☐ Ground
☐ Ground clamp not visible* ☒ Ground system not visible* ☐ More than six breakers with no main shutoff (2)
☐ Main disconnect inspected at: ☐ No drip loop on service wires (2)

Comments: System is outdated (2)(4). Recommend updating to today's building standards.

40 Main Panel ☐ N/A **#A - Location Basement** ☐ Panel rating ☒ Not verified
☐ Power is off at main.No inspection performed* Recommend further evaluation*
☐ Appears serviceable ☐ Defects* ☐ Deterioration* ☐ Unsafe* ☐ Near end of lifespan* ☐ Not accessible*

Comments: Main panel is outdated (2)(4). Recommend updating to today's building standards.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances*

41 Conductors ☒ N/A ☐ Service Wire: ☐ Branch Wire:
☐ Wiring Methods:

42 Sub-panel(s) ☒ N/A **#B-Location** **#C-Location** **#D-Location**
 Panel >> ☐ is locked-could not inspect.* Further evaluation is needed*
 Panel >> ☐ is inaccessible-could not inspect.* Further evaluation is needed*

43 Panel Notes ☐ N/A ☒ Wiring Methods: ☐ Breakers ☒ Fuses

☐ Panel(s) appear(s) serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ Improper wiring (2)(4) at: ☐ Breaker is off* at panel:
☐ Two wires connected to one breaker (2)(4) at: ☐ Signs of
☐ Overfusing (fuse/breaker size too large for wire) (2)(4) at: ☐ Aluminum wiring noted at the general 120volt circuits(2)(4)
☐ Neutral and ground wires connected at sub-panel (2)(4): (Aluminum connections should be checked by a licensed electrician)*
☐ Direct tap ☐ Antioxidant not visible on aluminum wire connections*
☐ Panel bond is not provided for safety (2)(4) at: ☐ Unprotected opening(s) (2)(4) at:
☐ Missing 240 volt - handle tie(s) at panel #*: ☐ N/A
☐ Fused neutral wire(s) (2)(4) at panel: ☐ Breakers ☐ Fuses
☒ Electrical system appears outdated by today's standards (2) ☐ Opening(s) dead front cover(s) at panel

Comments: Panel is outdated (2)(4). Recommend updating to today's building standards.

44 Wiring Notes ☐ N/A ☐ Sample of switches and outlets tested appear to be serviceable
☐ Grounding and polarity of receptacles within 6' of plumbing fixtures appear serviceable

☐ Appears serviceable (tested) ☐ Furnishings prevent testing of all outlets and switches*
☐ Three prong outlets did not test properly grounded (2)(4) at:
☐ Reverse polarity (2)(4) at: ☐ Evidence of
☐ Outlet not operational (2)(4) at: ☐ Light not operational *(2)(4) a
☐ Outlets ☐ Switches ☐ Open neutral (2)(4) at:
☐ Not exterior rated ☐ Missing cover plates *(2)(4) at:
☐ Exposed wiring needs protection (2)(4) at: ☐ Damaged cover plates *(2)(4) at:
☐ Box cover missing*(4) at: ☐ Exposed splices (2)(4) at:
☐ Improper wiring (2)(4) a ☐ Extension cord used as wiring (2)(4) at:
☐ 'GFCI(s) responded to test ☐ 'GFCI' not operational (2)(4) at:
☐ 'GFCI', (a safety device for outlets near water) recommended (5) at:
☐ Closet light is subject to damage at:* ☐ Closet light is subject to hazard at:*
☐ Doorbell worked / none ☐ Not operational (2) ☐ Fixture

Comments: Electrical wiring system still using ungrounded wiring and knob and tube wiring (2)(4). Recommend complete replacement to bring up to today's building standards.

Page 12 INTERIOR

Report #: A-1059 B

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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45 DOORS (Entry)☐ N/A☐ Appears serviceable☐ Damage*☐ Deterioration*☐ Defects*☐ Hardware operational☐ Hardware not operational*☐ Damaged door jamb*☐ Weather stripping damaged/missing*

Comments: Front door was boarded up at the time of the inspection. Recommend replacement.

46 & 47 DOORS (Interior & Exterior)☐ N/A☐ Several frames are not square - may indicate movement (1)☐ Appears serviceable☐ Hardware is operational☐ Door(s) rub at: various areas☐ Damaged at: various areas☐ Tempered glass☐ Not tempered (5)☐ Tracks serviceable☐ Deteriorated track(s) at:☐ Screen doors not checked*☐ Screens many damaged* at various areas☐ Damaged jamb* ☐ Needs adjustment at:☐ Missing* ☐ Loose* ☐ Not operational* various areas☐ Door stick at: various areas☐ Difficult to operate at:☐ Unable to determine tempered glass*☐ Door won't latch at:

Comments: Back door is hollow core and delaminating, needs replacement (2)(4). Interior doors: all metal components, scratched and damaged, covered with microbial organism growth (2)(4). Recommend

48 Windows☐ N/A

Type:

☐ Security bars☐ Sample tested appears serviceable☐ Window☐ Window was difficult to operate at:☐ Broken *☐ Window☐ Stains* ☐ Damage*☐ Screens bath A*

Comments: Numerous windows show signs of rust and all windows are outdated and covered in microbial organism growth (2)(4). Recommend evaluation by qualified environmentalist before removal/replacement

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls☐ N/A☐ Drywall☒ Plaster☐ Paneling☐ N/A☐ General condition serviceable☐ Wall☐ Wall needs repair at:☐ Wall☐ Furnishings prevent full inspection-do a careful check on your final walk-through ☐ Recommend evaluation by engineer (1)

Comments: Structural cracks and crumbling, covered in microbial organism growth (2)(4). Recommend evaluation by qualified environmentalist before removal. Recommend removing all paint and plaster and replacing

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings☐ N/A☐ Drywall☐ Acoustic Spray☒ Plaster☐ N/A☐ General condition serviceable☐ Ceiling(s)☐ Ceiling(s)☐ Ceiling(s)

Comments: Structural cracks and crumbling, covered in microbial organism growth (2)(4). Recommend evaluation by qualified environmentalist before removal. Recommend removing all paint and plaster and replacing

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51 Floors☐ N/A☒ Carpet☒ Vinyl☐ Wood☒ Tile☐ N/A☐ General condition serviceable☐ Damage *☐ Deterioration *☐ Cracked tiles at:☐ Damaged*☐ Uneven area at:☐ Furnishings prevent full inspection-do a careful final walk-through* ☐ Loose carpet noted* ☐ Floor squeaks noted*

Comments: Floors covered in microbial organism growth. Tile floor in bathroom shows signs of settlement cracks

Notice: Determining odors or stains is not included* Floor covering damage/ stains may be hidden by furniture* The condition of wood flooring below carpet is not inspected*

52 Fireplace(s)☒ N/A

Location(s) A

B

C

Type

☐ INSERT (have checked by removal*)☐ Appears serviceable☐ Not Functional*☐ Unsafe*☐ Worn*☐ Near end of lifespan*☐ Fireplace(s)☐ Fireplace(s)☐ Fireplace(s)☐ Gas was operational ☐ N/A☐ Gas at fireplace☐ Gas at fireplace☐ Gas at fireplace☐ Fans/blowers at fireplace☐ Remove or block damper open if gas log is used*

Comments:

Notice: Recommend installing safety spacer on damper when gas logs are present* Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation*

Page 13 INTERIOR Continued

Report #: A-1059 B

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

53 Interior Features ☒ N/A

- ☐ Interior stairs appear serviceable
☐ Stair handrails appear serviceable
☐ Wet bar faucet appears serviceable
☐ Counter appears serviceable
☐ Plumbing under sink serviceable

Items installed but not inspected:

Comments:☐ Ceiling fan(s) operational

- ☐ Uneven
☐ Railing is
☐ Faucet is not operational (2)
☐ Damage to
☐ Leaks (2)

☐ Central vacuum ☐ Security system☐ Fan (s)

- ☐ Stairway is
☐ Openings in rails too wide (4)(5)
☐ Faucet leaks (2) ☐ Cold water only
☐ Deterioration to
☐ Improper piping (2) ☐ Ice maker not on
☐ Intercom ☐ N/A

54 Smoke Detector ☒ N/ALocations: A: B:
C: D:

- ☐ Smoke detector test button responds
☐ Did not respond to test button*
☐ Couldn't test / no test button*

- ☐ A ☐ B ☐ C ☐ D ☐ Not tested* ☐ A ☐ B ☐ C ☐ D
☐ A ☐ B ☐ C ☐ D ☐ None found (5) ☐ A ☐ B ☐ C ☐ D
☐ Indicator light on ☐ Suggest additional detectors in appropriate locations* (5)

Comments:**55 Laundry** ☐ N/A☐ Garage ☒ Basement ☐ Service Area ☐ Other

- ☐ Piping (water&waste) serviceable
☐ Electrical outlet grounded (120 Volt)
☐ 240 volt outlet operational
☐ Gas piping appears serviceable
☐ Dryer venting provided ☐ Dryer venting not provided*
☐ Laundry sink serviceable ☐ N/A
☐ Plumbing below sink serviceable
☐ Faucet operational

- ☐ Unable to view / not tested* ☐ Damage* ☐ Deterioration* ☐ Door / jambs*
☐ Unable to test* ☐ Ungrounded* ☐ Not operational (2) ☐ Miswired (2)
☐ Inoperative* ☐ No 240 outlet ☐ Not viewed* ☐ Not inspected*
☐ N/A ☐ No gas provided ☐ Unable to view*
☐ Dryer vents into attic* ☐ Dryer vents into crawl space*
☐ Damage on sink* ☐ Deterioration on sink* ☐ Sink is loose* ☐ Slow draining*
☐ Deterioration* ☐ Corrosion* ☐ Improper piping (2) ☐ Leaks (2)
☐ Deterioration* ☐ Corrosion* ☐ Faucet leaks (2) ☐ Hot/Cold reversed(4)

Comments: Could not test due to utilities being off at the time of the inspection.

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking. *

56 Attic ☐ N/A☐ Full ☐ PartialRoof Frame: ☐ Truss ☐ Rafter FramingCeiling Frame: ☐ Truss ☐ Joist Framing

x

x

How Inspected: ☐ Entered ☐ Access

Location

☐ Inspection limited to view from access*

- ☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ No stains visible ☐ Small stains* ☐ Moderate stains (2) ☐ Major stains (2) ☐ Unable to determine leakage*
☐ Sagging framing (1)(2) ☐ Broken framing (1)(2) ☐ Truss(es) ☐ Framing appears undersized* (1)
☐ Vents provided ☐ None* ☐ Blocked* ☐ Minimal* ☐ Poor ventilation* ☐ Missing wind resistant straps(2)
☐ Power ventilator operational ☐ N/A ☐ Not inspected* ☐ Not operational* ☐ Screens
☐ Insulation Type: ☐ No insulation* ☐ Poor coverage* ☐ Compressed* ☐ Wrong side up*
 Approximate depth: ☐ Insulation covers
☐ Air/vapor retarder ☐ N/A ☐ Installed ☐ Vent pipe

Comments: Could not inspect attic due to location of access over basement staircase (2)(*).**Ventilation** ☒ N/A☐ Appears serviceable at:☐ Exhaust fan☐ Exhaust fanComments:

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.* Tenting a home for fumigation may cause damage to roofs-recommend reinspection for damage after tenting is completed*

Page 15 KITCHEN

Report # : A-1059 B

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66 Kitchen Sink(s) ☐ N/A ☐ Dishes block access to sink, could not inspect*

☐ Sink(s) appear(s) serviceable ☐ Minor wear ☐ Heavy wear* ☐ Chipped* ☐ Sink is loose* ☐ Slow draining*
☐ Recommend sealing at sink to counter connection* ☐ No hot water* ☐ Hot & cold water reversed*(4)
☐ Faucet serviceable ☐ Non-operational(2) ☐ Defective(2) ☐ Faucet: ☐ Spray wand defective*
☐ Plumbing under sink serviceable ☐ Pipes are ☐ Improper piping (2)
☐ Moisture stains below sink* ☐ Moisture damage below sink* ☐ Restricted view below sink*

67 Kitchen (general) ☐ N/A Counters: ☐ Tile ☒ Laminate ☐ Rock ☐ Not fully visible*

☐ Counters ☐ Floor ☐ Lights ☐ Appear serviceable ☐ Grout* ☐ Caulking* ☐ Handles*
☐ Doors ☐ Drawers ☐ Counter ☐ Other ☐ Minor* ☐ Moderate* ☐ Heavy wear* ☐ Cracks* ☐ Damage*
☐ Minor cracked tile(s)* ☐ Moderate damage* ☐ Heavy damage* ☐ Missing *
☐ Cabinets appear serviceable ☐ Minor wear ☐ Moderate damage* ☐ Heavy wear* ☐ Heavy damage*
Comments: Could not test sink due to water being off at the time of the inspection. Cabinets and countertop covered in microbial organism growth (2)(4). Recommend evaluation by qualified environmentalist.

68 Disposal ☒ N/A ☐ Dishes block access to sink and disposal, could not inspect* ☐ Not fully visible*

☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Non operational (2)
☐ Blades appear to be: ☐ Unit makes unusual noise* ☐ Splash guard damaged* ☐ Not inspected*
☐ Wiring serviceable ☐ Improper wiring noted (2)(4) ☐ Loose wire clamp at disposal* ☐ Missing wire clamp at disposal*
☐ Switch is in a hazardous location (2)(4) ☐ Exposed wire splices (2)(4) ☐ Missing junction box cover(s)* ☐ Power off*
Comments:

69 Range / Cooktop ☒ N/A # of ovens: ☐ Gas ☐ Electric ☐ Combination ☐ Electric Ignition

☐ Range / oven appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*
☐ Upper ☐ Lower ☐ Right ☐ Left ☐ Front ☐ Rear ☐ No inspection (power/gas off)*
☐ Free standing oven - not tested* ☐ Ranges / Cooktop not inspected*
☐ Oven door(s) appear(s) serviceable ☐ Lower ☐ Non operational (2)
☐ Door(s) gasket(s) appear(s) serviceable ☐ Damage noted* ☐ Door does not close properly* ☐ Cracked glass (2)
☐ Separate cooktop serviceable ☐ N/A ☐ Damaged gasket(s)* ☐ Clock not tested ☐ Appears non functional*
☐ Gas shutoff valve installed ☐ N/A ☐ Burner did not operate (2) ☐ Element did not operate (2)
☐ Gas shutoff valve not provided (2)(4) ☐ Gas valve is not visible* ☐ Exhaust ventilation
Comments:

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher ☒ N/A ☐ No test (power/water off)*

☐ Appears serviceable ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
☐ Condition: ☐ Rust at: ☐ Damage at:
☐ Soap dish inoperative* ☐ Washer arm appears frozen (2) ☐ Unit is not secured to cabinets*
☐ Door seals appear serviceable ☐ Deteriorated* ☐ Leaking (2) ☐ Door
DRAIN LINE INSTALLATION: ☐ Air gap device ☐ Hi-loop method ☐ Drain line is improperly installed (2)
☐ Air gap device ☐ None ☐ Improper* ☐ Leaking noted at drain lines* ☐ Leaking noted at air gap device*
Comments:

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features ☒ N/A ☐ Special features not inspected*

☐ Trash compactor appears serviceable ☐ Non operational (2) ☐ Not inspected* ☐ No Key*
☐ Microwave appears serviceable ☐ Non operational (2) ☐ Not inspected*
☐ Other features/appliances present but not inspected include:*

Comments:

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection*

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Page16 BATHROOMS

Report #: A-1059 B

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

LOCATION: Bath A Main

B

C

D

E

72 Toilet☐ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Toilet loose at floor*

☐ A ☐ B ☐ C ☐ D ☐ ELoose toilet tank* ☐ A ☐ B ☐ C ☐ D ☐ E

Recommend new wax seal (2)

☐ A ☐ B ☐ C ☐ D ☐ ECracked Tank * ☐ A ☐ B ☐ C ☐ D ☐ E

Water runs continually in tank*

☐ A ☐ B ☐ C ☐ D ☐ ERust in Tank * ☐ A ☐ B ☐ C ☐ D ☐ E

Does not flush properly*

☐ A ☐ B ☐ C ☐ D ☐ EMoisture around toilet (2) ☐ A ☐ B ☐ C ☐ D ☐ EComments: Could not test due to water not on at the time of the inspection (2)(*).**73 Sink**☐ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E ☐ Hot & cold water reversed*(4)

Sink cracked*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion under sink* ☐ A ☐ B ☐ C ☐ D ☐ E

Faucet appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Sink faucet leaks*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion at sink faucet* ☐ A ☐ B ☐ C ☐ D ☐ E

Low water volume*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion on supply valve ☐ A ☐ B ☐ C ☐ D ☐ E

Drain appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

below sink*

Slow draining*

☐ A ☐ B ☐ C ☐ D ☐ E

Sink drain stopper non-functional / missing*

Rust / corroded drain line*

☐ A ☐ B ☐ C ☐ D ☐ EImproper drain trap (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Leaking drain line (2)

☐ A ☐ B ☐ C ☐ D ☐ ERestricted view below sink* ☐ A ☐ B ☐ C ☐ D ☐ E

Counter & cabinet

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EDeterioration to cabinet* ☐ A ☐ B ☐ C ☐ D ☐ E

Damage to counter*

☐ A ☐ B ☐ C ☐ D ☐ EMoisture damage below sink* ☐ A ☐ B ☐ C ☐ D ☐ E

Grout needed at counter*

☐ A ☐ B ☐ C ☐ D ☐ EComments: Could not test due to water not on at the time of the inspection (2)(*).**74 Vent / Heat**☒ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EComments:**75 Bathtub**☐ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Damage to tub*

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Faucet appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EWhirlpool not functional (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Hot & Cold water reversed(4)

☐ A ☐ B ☐ C ☐ D ☐ E

Damage at faucet*

☐ A ☐ B ☐ C ☐ D ☐ EWhirlpool not tested(2) ☐ A ☐ B ☐ C ☐ D ☐ E

Drain appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EDrain stopper missing* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining at bathtub*

☐ A ☐ B ☐ C ☐ D ☐ EGrout needed tub to wall* ☐ A ☐ B ☐ C ☐ D ☐ EComments: Could not test due to water not on at the time of the inspection (2)(*).**76 Shower**☒ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Damage to shower walls*

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Grout needed at shower walls*

☐ A ☐ B ☐ C ☐ D ☐ ECracked tile(s)* ☐ A ☐ B ☐ C ☐ D ☐ E

Moisture damage to wall (2)(3)

☐ A ☐ B ☐ C ☐ D ☐ ECaulking needed at floor* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining at shower

☐ A ☐ B ☐ C ☐ D ☐ EFloor needs caulking* ☐ A ☐ B ☐ C ☐ D ☐ E

Leaking at water valve(s) (2)

☐ A ☐ B ☐ C ☐ D ☐ ELow water volume at shower(2) ☐ A ☐ B ☐ C ☐ D ☐ E

Shower head drip(2)

☐ A ☐ B ☐ C ☐ D ☐ EShower diverter non-functional(2) ☐ A ☐ B ☐ C ☐ D ☐ EUnable to determine if glass is tempered* ☐ A ☐ B ☐ C ☐ D ☐ E

Enclosure appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Glass does not appear to be tempered*

☐ A ☐ B ☐ C ☐ D ☐ ECorroded fixtures* ☐ A ☐ B ☐ C ☐ D ☐ E

Broken glass*

☐ A ☐ B ☐ C ☐ D ☐ EDoors difficult to operate* ☐ A ☐ B ☐ C ☐ D ☐ E

Caulking needed at enclosure*

☐ A ☐ B ☐ C ☐ D ☐ EDamaged enclosure* ☐ A ☐ B ☐ C ☐ D ☐ EComments:

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection.*

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ABSOLUTE HOME SERVICES

REPORT OVERVIEW

Report # : A-1059 B

☒ The report overview page is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report. Items listed below will be discussed further on the corresponding page of the report.

Page 4 **GROUPDS**

Please review the following section(s): Driveway, Decks/Porch.

Page 5 **EXTERIOR**

Please review the following section(s): Exterior Walls.Gutters/Downspouts.

Page 6 **FOUNDATION**

Please review the following section(s): Slab-on-grade / Crawspace / Basement and Floor Construction / Wood Frame.

Page 7 **ROOF**

Please review the following section(s): MAIN ROOF.

Page 8 **PLUMBING**

Please review the following section(s): Waste Lines.

Page 9 **HEATING**

No recommendations made for this section of heating.

Page 10 **HEATING (Continued) & AIR COOLING**

Please review the following section(s): Normal Controls, Heating Notes.

Page 11 **ELECTRICAL**

Please review the following section(s): Service, Main Panel, Sub-panels/Panel Notes.

Page 12 **INTERIOR**

No recommendations made for the interior.

Page 13 **INTERIOR (Continued)**

No recommendations made for the interior.

Page 14 **GARAGE**

No recommendations made for the garage.

Page 15 **KITCHEN**

No recommendations made for the kitchen.

Page16 **BATHROOM**

No recommendations made for the bathroom(s).

Page17 **POOL/SPA**

No recommendations made for the pool/spa.

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
(3) Refer to qualified termite report for further information This item warrants attention/repair or monitoring

Recommend having tested for lead paint due to age before any work begins (2)(4).

Complete interior of structure is covered with microbial organism growth, recommend having tested by qualified environmentalist before any work begins (2)(4).

ABSOLUTE HOME SERVICES

Page 20

SUMMARY

Client Name: Dixie Decker

Date : Thursday, April 6, 2017

Report ID: A-1059 B

This report is provided as a courtesy for quick access to the information within the inspection report. It is not intended as a substitute for reading the inspection report.

GROUND

#1) Major cracks were found in the driveway, Recommend evaluation and repair by a licensed contractor.(1)

#6) Front porch; rock foundation has large settlement cracks (2)(4), Recommend repair/replacement. Back porch; steps settling away from structure (2)(*). Recommend sealing around to prevent moisture infiltration.

EXT/FOUND

#9) Siding has areas of rot and deterioration, inspector can not see inside wall to determine the amount of damage to structure (2)(*). Recommend repair/replacement as necessary. Paint on siding needs to be further tested for lead by specialist before removing to repaint (4).

#10) Fascia, soffit and trim has signs of rot and deterioration, inspector can not determine how much damage is caused inside of structure due to this (2). Recommend repair/replacement as necessary.

#11) Chimney shows typical signs of age and weathering (*). Recommend evaluation by qualified chimney sweep.

#14) Gutters and downspouts are deteriorated and have allowed moisture to deteriorate fascia and soffit (2). Recommend complete replacement.

#18) Basement has numerous settlement cracks (2)(*). Recommend sealing to stop moisture infiltration. Areas blocked off at front and back of house with drywall, inspector could not access back section but front section has high moisture content in it (2)(*).

#18) Floor assembly has settled on both sides of center beam, signs of heavy infestation of termites, signs of previous standing water damage at floor level (2)(3)(4). Recommend replacement of all insect damaged wood, releveling of floor assembly and evaluation of foundation exterior drainage. (Inspector could only see small section of floor assemble due to coverings (*).

ROOF

#19) Inspector could not verify how many layers of shingles, roof structure showing signs of settlement in areas, shingles are at the end of their life span (2). Recommend replacement of shingles, repair/replacement of sheathing and structure as necessary.

PLUMBING

#24) Recommend replacement of all water lines due to age and possibility of corrosion and to bring it up to today's building standards (2)(*).

#25) Drain lines showing signs of deterioration and leakage (2)(4)(*). Recommend complete replacement to bring it up to today's building standards.

#27) Inspector could not determine functionality of water heater due to gas and water being off at the time of the inspection (2)(*). water heater is a 2004 model. Recommend evaluation by a qualified plumber.

Client Name: Dixie Decker

Report ID : A-1059 B

Page 20 Part: 1

HEATING

#28) Furnace is a 1996 model. Could not test due to gas and electric being off at the time of the inspection. Recommend evaluation by qualified HVAC tech.

AIR CONDITIONING

#37&38) Unit looks to be very rusty and worn (2)(*). Recommend evaluation by qualified HVAC tech.

ELECTRICAL

#39) System is outdated (2)(4). Recommend updating to today's building standards.

#40) Main panel is outdated (2)(4). Recommend updating to today's building standards.

#43) Panel is outdated (2)(4). Recommend updating to today's building standards.

#44) Electrical wiring system still using ungrounded wiring and knob and tube wiring (2)(4). Recommend complete replacement to bring up to today's building standards.

INTERIOR

#45) Front door was boarded up at the time of the inspection. Recommend replacement.

#46&47) Back door is hollow core and delaminating, needs replacement (2)(4). Interior doors; all metal components are rusted and doors are covered with microbial organism growth (2)(4). Recommend evaluation by qualified environmentalist before removal and replacement.

#48) Numerous windows show signs of rust and all windows are outdated and covered in microbial organism growth (2)(4). Recommend evaluation by qualified environmentalist before removal/ replacement.

#49) Structural cracks and crumbling, covered in microbial organism growth (2)(4). Recommend evaluation by qualified environmentalist before removal. Recommend removing all lath and plaster and bringing up to today's building standards.

#50) Structural cracks and crumbling, covered in microbial organism growth (2)(4). Recommend evaluation by qualified environmentalist before removal. Recommend removing all lath and plaster and bringing up to today's building standards.

#51) Floors covered in microbial organism growth. Tile floor in bathroom shows signs of settlement cracks (2)(4). Recommend evaluation by qualified environmentalist before removal/ replacement.

#56) Could not inspect attic due to location of access over basement staircase (2)(*).

GARAGE / CARPORT

LAUNDRY

KITCHEN

#67) Could not test sink due to water being off at the time of the inspection. Cabinets and countertop covered in microbial organism growth (2)(4). Recommend evaluation by qualified environmentalist.

BATHROOMS

POOL / SPA

NOTES

Client Name: Dixie Decker

Report ID : A-1059 B

Page 20 Part: 3

Client: Dixie Decker
Date: Thursday, April 6, 2017

Property: 1329 E cherry
 Springfield, MO

Picture 1



#6

Picture 2



#6

Picture 3



#9

Picture 4



#9

Client: Dixie Decker
Date: Thursday, April 6, 2017

Property: 1329 E cherry
 Springfield, MO

Picture 5



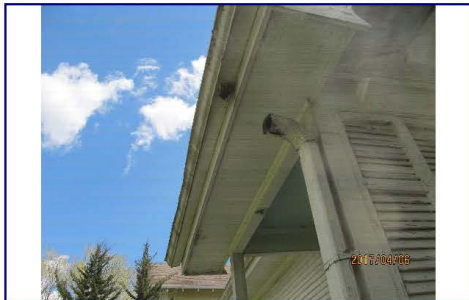
#9

Picture 6



#9

Picture 7



#10 & #11

Picture 8



#10 & #11

Page 23 PICTURES PAGE

Report # : A-1059 B

Client: Dixie Decker
Date: Thursday, April 6, 2017

Property: 1329 E cherry
Springfield, MO

Picture 9



#11 & #19

Picture 10



#18

Picture 11



#18

Picture 12



#18

Client: Dixie Decker
Date: Thursday, April 6, 2017

Property: 1329 E cherry
Springfield, MO

Picture 13



#18

Picture 14



#18

Picture 15



#19

Picture 16



#24

Client: Dixie Decker
Date: Thursday, April 6, 2017

Property: 1329 E cherry
Springfield, MO

Picture 17



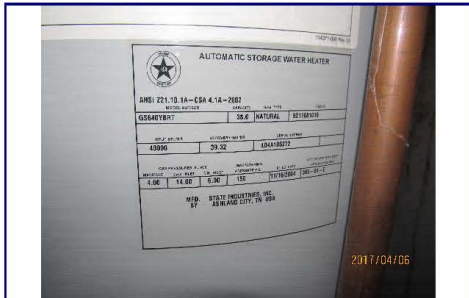
#24

Picture 18



#25

Picture 19



#27

Picture 20



#28

Client: Dixie Decker
Date: Thursday, April 6, 2017

Property: 1329 E cherry
 Springfield, MO

Picture 21



#37 & 38

Picture 22



#39

Picture 23



#40

Picture 24



#43

Client: Dixie Decker
Date: Thursday, April 6, 2017

Property: 1329 E cherry
 Springfield, MO

Picture 25



#44

Picture 26



#49

Picture 27



#50 & #51 & #67

Picture 28



#45 & #49 & #50

Client: Dixie Decker
Date: Thursday, April 6, 2017

Property: 1329 E cherry
 Springfield, MO

Picture 29



#50

Picture 30



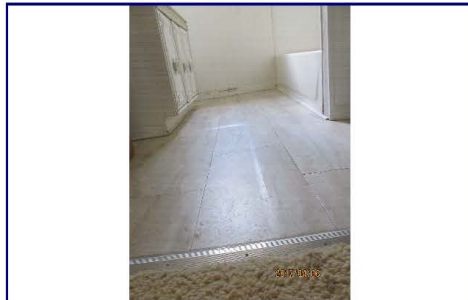
#48

Picture 31



#46 & 47

Picture 32



#51

Wood Destroying Insect Inspection Report Notice: Please read important consumer information on page 2.		
Section I. General Information Inspection Company, Address & Phone Absolute Home Services 33544 Normal dr Eldridge, MO 65463 (417)426-5155	Company's Business Lic. No. Address of Property Inspected 1329 E Cherry Springfield, MO 65802	Date of Inspection 04/08/2017
Inspector's Name, Signature & Certification, Registration, or Lic. # Ronald G Owens LIC#N6873		Structure(s) Inspected Residential
Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:		
☐ A. No visible evidence of wood destroying insects was observed. ☒ B. Visible evidence of wood destroying insects was observed as follows:		
☐ 1. Live insects (description and location): _____ 		
☒ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): <u>Floor joists through out house.</u>		
☒ 3. Visible damage from wood destroying insects was noted as follows (description and location): <u>Floor joists through out house.</u>		
NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.		
Yes ☐ No ☒ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: _____		
The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.		
Section III. Recommendations ☐ No treatment recommended: (Explain if Box B in Section II is checked) _____ ☒ Recommend treatment for the control of: <u>Wood destroying insects.</u>		
Section IV. Obstructions and Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible:		The inspector may write out obstructions or use the following optional key:
☐ Basement _____ ☐ Crawlspace _____ ☐ Main Level _____ ☐ Attic _____ ☐ Garage _____ ☐ Exterior _____ ☐ Porch _____ ☐ Addition _____ ☐ Other _____		1. Fixed ceiling 13. Only visual access 2. Suspended ceiling 14. Cluttered condition 3. Fixed wall covering 15. Standing water 4. Floor covering 16. Dense vegetation 5. Insulation 17. Exterior siding 6. Cabinets or shelving 18. Window well covers 7. Stored items 19. Wood pile 8. Furnishings 20. Snow 9. Appliances 21. Unsafe conditions 10. No access or entry 22. Rigid foam board 11. Limited access 23. Synthetic stucco 12. No access beneath 24. Duct work, plumbing, and/or wiring
Section V. Additional Comments and Attachments (these are an integral part of the report)		
Attachments _____		
Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer. X		Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported. X



Chapter 353 Development Plan Application

Chapter 353, RSMo
Chapter 40, Article II, Springfield City Code

All applications must be filed by an urban redevelopment corporation organized pursuant to Urban Redevelopment Corporations Law, Chapter 353, RSMo. Applications must be certified as complete by the Planning and Development and Law Departments prior to being processed.

Property Address: 519, 525, and 529 E. Cherry Street

Urban Redevelopment Corporation (Applicant): Beverly Lofts Redevelopment Corporation

Registered Agent/
Contact Person: Jason Murray

Mailing Address: P.O. Box 2965
Springfield, Mo 65801

Telephone: 417-831-2676 Email: murrayjkm@aol.com

Signature: Jason Murray Date: 5-25-17

Attorney for Applicant: N/A

Telephone: _____ Email: _____

Required Attachments:

- \$1,937 application fee
- Six (6) bound copies of the application and items on the attached checklist
- Electronic copy of application and items on the attached checklist
(Copy must be a digitally-compiled document or high-quality, color scanned image in Adobe Acrobat PDF format)

Beverly Lofts, LLC
519, 525 & 529 E. Cherry St.
Springfield, Missouri

June 2, 2017

Proposed Amendment to Chapter 353 Redevelopment Plan Application.

We are seeking to amend the Redevelopment Plan Application for the Beverly Lofts Redevelopment Area Springfield, Missouri dated January 17, 2017.

The 529 E. Cherry St. building was originally built as the Beverly Apartments in the 1930's. We are renovating the building in accordance with the state and federal guidelines to participate in the Historic Preservation Tax Credit Program. Meeting all of these requirements is paramount to obtaining the Historic tax credits. Historic tax credits are very important to the financial viability of the renovation project. Our Historic consultant, in coordination with the National Park Service, "recommend" (require) that we preserve the small one bedroom/ one bathroom apartments that face E. Cherry Street on floors 1, 2 & 3. There is room to keep these one bedroom units and still fit two, much reduced, two bedroom units behind the one bedroom unit on each side of the center hallway.

Originally we had planned on 16 large two bedroom/two bathroom units on each floor. By preserving the one bedroom units on floors 1, 2, & 3 our total unit count increases to 22 small units vs 16 large units. Our total projected monthly revenue remains basically unchanged. The smaller units will lease for less per month vs the originally planned large 2 bedroom units. Please see the revised pro formas attached.

We are asking that our redevelopment plan application be amended to accommodate this new unit count. Other than the total number of apartments, the financial picture of the redevelopment project remains unchanged.

Sincerely,

Jason Murray
Beverly Lofts, LLC
Owner

AMENDMENT TO CHAPTER 353 REDEVELOPMENT PLAN

APPLICATION

FOR THE

BEVERLY LOFTS

REDEVELOPMENT AREA

June 2, 2017

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Highlighted & Underlined sections are part of this amendment to the application.

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Redevelopment Plan

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<u>Description of the Project</u>	<u>1</u>
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Addenda

<u>Map of Redevelopment Area</u>	<u>Exhibit A</u>
<u>Legal Description of Redevelopment Area.....</u>	<u>Exhibit B</u>
Reserved.....	Exhibit C
Property Inspection Report	Exhibit D
Appraisal.....	Exhibit E
<u>Tax Impact Analysis</u>	<u>Exhibit F</u>
<u>Redevelopment Plans and Specs.....</u>	<u>Exhibit G</u>
<u>Estimated Construction Costs</u>	<u>Exhibit H</u>
<u>Operating Expenses/Projected Income</u>	<u>Exhibit I</u>
Urban Redevelopment Corporation/Developer	Exhibit J
<u>Sources and Uses of Funds</u>	<u>Exhibit K</u>

Redevelopment Plan

I. Introduction

Beverly Lofts Redevelopment Corporation (the “***Developer***”), has prepared the following plan (the “***Redevelopment Plan***”) for the planned rehabilitation of 525 E. Cherry St., 529 E. Cherry St., and 519 E. Cherry St. into multifamily residential housing (the “***Project***”).

II. Description of the Project

A. Boundaries of the Redevelopment Area

The area to be redeveloped includes two (2) parcels of land, which are addressed at 525 E. Cherry St., 529 E. Cherry St., and 519 E. Cherry St. (the “***Redevelopment Area***”). The Redevelopment Area consists of approximately 0.68 acres of land. A map identifying the Redevelopment Area is attached hereto as Exhibit A and the Redevelopment Area is legally described on Exhibit B attached hereto.

B. Need for Redevelopment

The Developer is currently seeking a blight designation for the Redevelopment Area concurrently with the submission of this Redevelopment Plan. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. Redevelopment Plan Objectives and Strategies

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield’s Center City Plan Element (the “***CCPE***”), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield (“***Center City***”).¹ One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as “an education and communications city” fulfilling the needs of businesses and students of tomorrow.² Center City includes some of the oldest parts of the Springfield community and, as demonstrated by the current condition of the Redevelopment Area, it suffers from problems commonly resulting from physical deterioration and economic obsolescence.³

The Redevelopment Area is located within the vicinity of MSU and the City of Springfield and Missouri State University (“***MSU***”) executed an agreement establishing direction for the future physical growth of MSU.⁴ This agreement evolved from the desire to redirect the physical expansion of MSU’s campus away from the neighborhoods located to the south and east

¹See page 1-1 of the CCPE.

²See page 1-2 of the CCPE.

³See page 2-10 of the CCPE.

⁴See page 3-38 of the CCPE.

of MSU and to direct it instead toward Greater Downtown's core area around Park Central Square.⁵ Although the Project will be a traditional multi-family development and will not be solely marketed to students of MSU, the Project will add to the overall housing stock available to students and continue to allow for additional development in line with MSU's campus expansion toward Park Central Square.

The Growth Management and Land Use Plan ("***Land Use Plan***"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies MSU and surrounding areas as an Activity Center.⁶ The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.⁷ The Redevelopment Area is located on the west side of the MSU Activity Center. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The implementation of this Redevelopment Plan will transform the Redevelopment Area into an attractive location for tenants to reside. This will also help to create additional interest and activity in Center City and provide for additional housing in Center City. Moreover, the Redevelopment Plan will allow for additional development and housing within the MSU Activity Center and will provide for medium to higher density housing as called for by the Land Use Plan. Additionally, the rehabilitation of the Redevelopment Area will increase the taxable revenues to the City, while placing a greater portion of Center City in congruence with the visions of the CCPE discussed above.

III. Land Use Plan

A. *Former and Existing Land Use*

There are currently three (3) structures in the Redevelopment Area. Currently, the three (3) structures are owned by the Family Violence Center, Inc., the operator of a domestic violence shelter known as Harmony House. As discussed in the blight report, Harmony House has decided to relocate to a larger and newer facility. Family Violence Center, Inc. has used the Redevelopment Area as follows: (i) 519 E. Cherry St. is used as an administrative building and day-care; (ii) 525 E. Cherry St. is used as an office building; and (iii) 529 E. Cherry St. is used as an apartment building.

B. *Proposed Land Use*

The Project will be broken up into two (2) phases.

⁵See page 3-38 of the CCPE.

⁶See page 18-34 of the Land Use Plan.

⁷See page 18-28 of the Land Use Plan.

The first phase (“***Phase I***”) will involve rehabilitation of the property addressed at 529 E. Cherry St., which will be rehabilitated into twenty-two (22) one-bedroom and two-bedroom multi-family apartment units, which will accommodate approximately thirty-eight (38) residents. The structures currently addressed at 525 E. Cherry St. and 519 E. Cherry St. will be demolished during Phase 1. Site plans and plans and specifications for the Project are attached hereto as Exhibit G and incorporated herein.

The next phase (“***Phase 2***”), will involve the construction of an eighteen (18) to twenty-eight (28) multifamily apartment building. This Redevelopment Plan will be amended to include a Phase 2 site plan, a tax impact analysis, and additional development details prior to the beginning of construction on Phase 2.

C. *Existing and Proposed Zoning*

On November 14, 2016, City Council approved the Developer’s proposal to rezone the Redevelopment Area from Planned Development 232 to CC, Center City District with Conditional Overlay District No. 113.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

IV. Execution of the Project

A. *Execution*

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

The Developer is currently owns the land and improvements in the Redevelopment Area. The Developer does not plan to acquire any additional land.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project and the Developer intends to utilize historic tax credit financing for Phase 1.

D. *Disposition of Property*

No property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

The Building is currently vacant and as such, there is no need for relocation assistance.

F. *Redevelopment Schedule and Estimated Dates of Completion Redevelopment*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Phase # 1:
 - ☐ Pre-Construction (Inspections/Permits): Completed by May 2017
 - ☐ Site Work (Demolition of structures on 519 & 525 E. Cherry St.): Completed by August 2017
 - ☐ Construction of Building: Completed by March 2018

- Phase # 2:
 - ☐ Pre-Construction (Inspections/Permits): Completed by January 2022
 - ☐ Site Work (Demolition): Completed by August 2017
 - ☐ Construction of Building: Completed by June 2022

V. Other Provisions

A. Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

B. Population Density

The Phase 1 of the Project will consist of twenty-two (22) units on a 0.68 acre site.

C. Public Facilities

The Project will not require any additional public facilities or utilities.

EXHIBIT A

[MAP OF REDEVELOPMENT AREA]

ASSESSOR'S AERIAL MAP



EXHIBIT B

LEGAL DESCRIPTION

LAIRS ADDITION, JOHN LOT 16, 18 AND WEST 3 FEET SOUTH 54 FEET NORTH 98 FEET LOT 20, IN SECTION 24, TOWNSHIP 29 NORTH RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT F
[TAX IMPACT ANALYSIS]

[please see attached]

BEVERLY LOFTS (Phase 1)

Tax Impact Analysis for 529 E. Cherry

City of Springfield, Missouri
June 2, 2017

Beverly Lofts, LLC
P.O. Box 2965
Springfield, MO 65801

BEVERLY LOFTS (Phase 1)

2016 Real Estate Assessment & Taxes

529 E. Cherry

Current Assessment Ratio			0%
	Appraised*	Assessed	
Land	\$ 116,100	\$ -	
<u>Improvements</u>	<u>264,300</u>	<u>-</u>	
Total	\$ 380,400	\$ -	

Jurisdiction	Tax	Levy per \$100
City of Springfield	-	0.6177
Springfield -- Greene County Library	-	0.2471
Ozarks Technical College	-	0.1500
Greene County	-	0.1137
Road & Bridge	-	0.1137
State of Missouri	-	0.0300
Sheltered Workshop	-	0.0473
Springfield R-12	-	4.1110
County Seniors' Services	-	0.0500
Commercial Surtax	-	
	<u>\$ -</u>	5.4805

*Per Assessor

BEVERLY LOFTS (Phase 1)
 Tax Impact Analysis -- Assessment Assumptions

Property	2016					
	Appraised*			Assessed		
	Land	Improvements	Total	Land	Improvements	Total
529 E. Cherry	116,100	264,300	380,400	22,059	50,217	72,276
Totals	\$ 116,100	264,300	380,400	\$ 22,059	50,217	72,276

Portion of total value that is land (at completion) 10%
 Assessment ratio (commercial) 32%
 Assessment ratio (residential) 19%

Property		Redeveloped Estimate						
		**Appraised			Assessed			
		Land	Improvements	Total	Land	Improvements	Total	
Comm.				-		-	-	-
				-		-	-	-
Res.	529 E. Cherry	116,100	1,083,000	1,199,100	22,059	205,770	227,829	-
		-	-	-	-	-	-	-
	Totals	\$ 116,100	\$ 1,083,000	\$ 1,199,100	\$ 22,059	\$ 205,770	\$ 227,829	-

*Total includes only the 529 E. Cherry Parcel

BEVERLY LOFTS (Phase 1)
Tax Impact Analysis
Projected Tax Revenue without Redevelopment

Biennial Growth Rate Assumption - Real Estate Taxes

-1.00%

Year		Assessed Value (\$)			Real Estate Taxes Paid										
					0.6177	0.2471	0.1500	0.1137	0.1137	0.0300	0.0473	4.1110	0.0500	5.4805	
Plan	Calendar	Total Land	Total Imp.	Land (r)	City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	County Seniors' Services	Commercial SurTax	Tax Paid
1.0	2018	22,059	50,217	22,059	\$ 446	\$ 179	\$ 108	\$ 82	\$ 82	\$ 22	\$ 34	\$ 2,971	\$ 36	\$ -	\$ 3,961
2.0	2019	21,838	49,715	21,838	442	177	107	81	81	21	34	2,942	36	-	3,921
3.0	2020	21,838	49,715	21,838	442	177	107	81	81	21	34	2,942	36	-	3,921
4.0	2021	21,620	49,218	21,620	438	175	106	81	81	21	34	2,912	35	-	3,882
5.0	2022	21,620	49,218	21,620	438	175	106	81	81	21	34	2,912	35	-	3,882
6.0	2023	21,404	48,726	21,404	433	173	105	80	80	21	33	2,883	35	-	3,843
7.0	2024	21,404	48,726	21,404	433	173	105	80	80	21	33	2,883	35	-	3,843
8.0	2025	21,190	48,238	21,190	429	172	104	79	79	21	33	2,854	35	-	3,805
9.0	2026	21,190	48,238	21,190	429	172	104	79	79	21	33	2,854	35	-	3,805
10.0	2027	20,978	47,756	20,978	425	170	103	78	78	21	33	2,826	34	-	3,767
11.0	2028	20,978	47,756	20,978	425	170	103	78	78	21	33	2,826	34	-	3,767
12.0	2029	20,768	47,278	20,768	420	168	102	77	77	20	32	2,797	34	-	3,729
13.0	2030	20,768	47,278	20,768	420	168	102	77	77	20	32	2,797	34	-	3,729
14.0	2031	20,560	46,806	20,560	416	166	101	77	77	20	32	2,769	34	-	3,692
15.0	2032	20,560	46,806	20,560	416	166	101	77	77	20	32	2,769	34	-	3,692
16.0	2033	20,355	46,337	20,355	412	165	100	76	76	20	32	2,742	33	-	3,655
17.0	2034	20,355	46,337	20,355	412	165	100	76	76	20	32	2,742	33	-	3,655
18.0	2035	20,151	45,874	20,151	408	163	99	75	75	20	31	2,714	33	-	3,619
19.0	2036	20,151	45,874	20,151	408	163	99	75	75	20	31	2,714	33	-	3,619
20.0	2037	19,950	45,415	19,950	404	162	98	74	74	20	31	2,687	33	-	3,582
21.0	2038	19,950	45,415	19,950	404	162	98	74	74	20	31	2,687	33	-	3,582
22.0	2039	19,750	44,961	19,750	400	160	97	74	74	19	31	2,660	32	-	3,547
23.0	2040	19,750	44,961	19,750	400	160	97	74	74	19	31	2,660	32	-	3,547
24.0	2041	19,553	44,512	19,553	396	158	96	73	73	19	30	2,634	32	-	3,511
25.0	2042	19,553	44,512	19,553	396	158	96	73	73	19	30	2,634	32	-	3,511
TOTAL					\$ 10,490	\$ 4,196	\$ 2,547	\$ 1,931	\$ 1,931	\$ 509	\$ 803	\$ 69,812	\$ 849	\$ -	\$ 93,069

BEVERLY LOFTS (Phase 1)

Tax Impact Analysis

Projected Taxes with Renovation but without Abatement (acquisition by the Developer)

Biennial Growth Rate Assumption - Real Estate Taxes

2.00%

						Real Estate Taxes Paid										
Year		Assessed Value (\$)				0.6177	0.2471	0.1500	0.1137	0.1137	0.0300	0.0473	4.1110	0.0500	-	5.4805
Plan	Calendar	Total Land	Total Imp.	Land (R)	Imp. (R)	City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	County Seniors' Services	Commercial SurTax	Tax Paid
1.0	2018	22,059	205,770	22,059	205,770	\$ 1,407	\$ 563	\$ 342	\$ 259	\$ 259	\$ 68	\$ 108	\$ 9,366	\$ 114	\$ -	\$ 12,486
2.0	2019	22,500	209,885	22,500	209,885	1,435	574	349	264	264	70	110	9,553	116	-	12,736
3.0	2020	22,500	209,885	22,500	209,885	1,435	574	349	264	264	70	110	9,553	116	-	12,736
4.0	2021	22,950	214,083	22,950	214,083	1,464	586	356	270	270	71	112	9,744	119	-	12,991
5.0	2022	22,950	214,083	22,950	214,083	1,464	586	356	270	270	71	112	9,744	119	-	12,991
6.0	2023	23,409	218,365	23,409	218,365	1,493	597	363	275	275	73	114	9,939	121	-	13,250
7.0	2024	23,409	218,365	23,409	218,365	1,493	597	363	275	275	73	114	9,939	121	-	13,250
8.0	2025	23,877	222,732	23,877	222,732	1,523	609	370	280	280	74	117	10,138	123	-	13,515
9.0	2026	23,877	222,732	23,877	222,732	1,523	609	370	280	280	74	117	10,138	123	-	13,515
10.0	2027	24,355	227,187	24,355	227,187	1,554	622	377	286	286	75	119	10,341	126	-	13,786
11.0	2028	24,355	227,187	24,355	227,187	1,554	622	377	286	286	75	119	10,341	126	-	13,786
12.0	2029	24,842	231,730	24,842	231,730	1,585	634	385	292	292	77	121	10,548	128	-	14,061
13.0	2030	24,842	231,730	24,842	231,730	1,585	634	385	292	292	77	121	10,548	128	-	14,061
14.0	2031	25,339	236,365	25,339	236,365	1,617	647	393	298	298	79	124	10,759	131	-	14,343
15.0	2032	25,339	236,365	25,339	236,365	1,617	647	393	298	298	79	124	10,759	131	-	14,343
16.0	2033	25,846	241,092	25,846	241,092	1,649	660	400	304	304	80	126	10,974	133	-	14,630
17.0	2034	25,846	241,092	25,846	241,092	1,649	660	400	304	304	80	126	10,974	133	-	14,630
18.0	2035	26,363	245,914	26,363	245,914	1,682	673	408	310	310	82	129	11,193	136	-	14,922
19.0	2036	26,363	245,914	26,363	245,914	1,682	673	408	310	310	82	129	11,193	136	-	14,922
20.0	2037	26,890	250,832	26,890	250,832	1,715	686	417	316	316	83	131	11,417	139	-	15,221
21.0	2038	26,890	250,832	26,890	250,832	1,715	686	417	316	316	83	131	11,417	139	-	15,221
22.0	2039	27,428	255,849	27,428	255,849	1,750	700	425	322	322	85	134	11,646	142	-	15,525
23.0	2040	27,428	255,849	27,428	255,849	1,750	700	425	322	322	85	134	11,646	142	-	15,525
24.0	2041	27,976	260,966	27,976	260,966	1,785	714	433	329	329	87	137	11,878	144	-	15,835
25.0	2042	27,976	260,966	27,976	260,966	1,785	714	433	329	329	87	137	11,878	144	-	15,835
TOTAL						\$ 39,912	\$ 15,966	\$ 9,692	\$ 7,347	\$ 7,347	\$ 1,938	\$ 3,056	\$ 265,627	\$ 3,231	\$ -	\$ 354,116

BEVERLY LOFTS (Phase 1)
Tax Impact Analysis
Projected Tax Impact following proposed Renovation and Abatement

Biennial Growth Rate Assumption - Real Estate Taxes

2.00%

		Real Estate Taxes Paid																	
Year	Assessed Value (\$)						0.6177	0.2471	0.1500	0.1137	0.1137	0.0300	0.0473	4.1110	0.0500	-	5.4805		
							City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	County Seniors' Services	Commercial SurTax	Tax Paid	PILOTS Paid	
Plan	Calendar	Total Land	Total Imp.	Land (r)	Land (R)	Imp. (R)													
1.0	2018	22,059	-	22,059	-	-	\$ 136	\$ 55	\$ 33	\$ 25	\$ 25	\$ 7	\$ 10	\$ 907	\$ 11	\$ -	\$ 1,209	\$ 1,398	
2.0	2019	22,059	-	22,059	-	-	136	55	33	25	25	7	10	907	11	-	1,209	1,398	
3.0	2020	22,059	-	22,059	-	-	136	55	33	25	25	7	10	907	11	-	1,209	1,398	
4.0	2021	22,059	-	22,059	-	-	136	55	33	25	25	7	10	907	11	-	1,209	1,398	
5.0	2022	22,059	-	22,059	-	-	136	55	33	25	25	7	10	907	11	-	1,209	1,398	
6.0	2023	22,059	-	22,059	-	-	136	55	33	25	25	7	10	907	11	-	1,209	1,398	
7.0	2024	22,059	-	22,059	-	-	136	55	33	25	25	7	10	907	11	-	1,209	1,398	
8.0	2025	22,059	-	22,059	-	-	136	55	33	25	25	7	10	907	11	-	1,209	1,398	
9.0	2026	22,059	-	22,059	-	-	136	55	33	25	25	7	10	907	11	-	1,209	1,398	
10.0	2027	22,059	-	22,059	-	-	136	55	33	25	25	7	10	907	11	-	1,209	1,398	
11.0	2028	12,177	113,593	-	12,177.46	113,593	777	311	189	143	143	38	59	5,170	63	-	6,893	-	
12.0	2029	12,421	115,865	-	12,421.01	115,865	792	317	192	146	146	38	61	5,274	64	-	7,031	-	
13.0	2030	12,421	115,865	-	12,421.01	115,865	792	317	192	146	146	38	61	5,274	64	-	7,031	-	
14.0	2031	12,669	118,183	-	12,669.43	118,183	808	323	196	149	149	39	62	5,379	65	-	7,171	-	
15.0	2032	12,669	118,183	-	12,669.43	118,183	808	323	196	149	149	39	62	5,379	65	-	7,171	-	
16.0	2033	12,923	120,546	-	12,922.82	120,546	824	330	200	152	152	40	63	5,487	67	-	7,315	-	
17.0	2034	12,923	120,546	-	12,922.82	120,546	824	330	200	152	152	40	63	5,487	67	-	7,315	-	
18.0	2035	13,181	122,957	-	13,181.27	122,957	841	336	204	155	155	41	64	5,597	68	-	7,461	-	
19.0	2036	13,181	122,957	-	13,181.27	122,957	841	336	204	155	155	41	64	5,597	68	-	7,461	-	
20.0	2037	13,445	125,416	-	13,444.90	125,416	858	343	208	158	158	42	66	5,709	69	-	7,610	-	
21.0	2038	13,445	125,416	-	13,444.90	125,416	858	343	208	158	158	42	66	5,709	69	-	7,610	-	
22.0	2039	13,714	127,925	-	13,713.80	127,925	875	350	212	161	161	42	67	5,823	71	-	7,762	-	
23.0	2040	13,714	127,925	-	13,713.80	127,925	875	350	212	161	161	42	67	5,823	71	-	7,762	-	
24.0	2041	13,988	130,483	-	13,988.07	130,483	892	357	217	164	164	43	68	5,939	72	-	7,918	-	
25.0	2042	13,988	130,483	-	13,988.07	130,483	892	357	217	164	164	43	68	5,939	72	-	7,918	-	
		TOTAL						\$ 13,922	\$ 5,569	\$ 3,381	\$ 2,563	\$ 2,563	\$ 676	\$ 1,066	\$ 92,653	\$ 1,127	\$ -	\$ 123,519	\$ 13,985

BEVERLY LOFTS (Phase 1)

Tax Impact Analysis - Distribution of PILOTS

Annual payments are based on the estimated real property taxes that would be paid on the improvements in 2017 if they were not tax exempt, but rather had an residential assessed valuation of \$25,517 that was based on an appraised value equal to the contract purchase price of the Redevelopment Area (\$366,500) minus the the Greene County Assessor's valuation of the land in said Area (232,200).

			PILOTS Paid to Taxing Jurisdictions											
Year		PILOTS (\$)												
Plan	Calendar			City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	County Seniors' Services	Commercial SurTax	PILOTS Paid
1.0	2018	\$	1,398	\$ 158	\$ 63	\$ 38	\$ 29	\$ 29	\$ 8	\$ 12	\$ 1,049	\$ 13	\$ -	\$ 1,398
2.0	2019		1,398	158	63	38	29	29	8	12	1,049	13	-	1,398
3.0	2020		1,398	158	63	38	29	29	8	12	1,049	13	-	1,398
4.0	2021		1,398	158	63	38	29	29	8	12	1,049	13	-	1,398
5.0	2022		1,398	158	63	38	29	29	8	12	1,049	13	-	1,398
6.0	2023		1,398	158	63	38	29	29	8	12	1,049	13	-	1,398
7.0	2024		1,398	158	63	38	29	29	8	12	1,049	13	-	1,398
8.0	2025		1,398	158	63	38	29	29	8	12	1,049	13	-	1,398
9.0	2026		1,398	158	63	38	29	29	8	12	1,049	13	-	1,398
10.0	2027		1,398	158	63	38	29	29	8	12	1,049	13	-	1,398
11.0	2028		-	-	-	-	-	-	-	-	-	-	-	-
12.0	2029		-	-	-	-	-	-	-	-	-	-	-	-
13.0	2030		-	-	-	-	-	-	-	-	-	-	-	-
14.0	2031		-	-	-	-	-	-	-	-	-	-	-	-
15.0	2032		-	-	-	-	-	-	-	-	-	-	-	-
16.0	2033		-	-	-	-	-	-	-	-	-	-	-	-
17.0	2034		-	-	-	-	-	-	-	-	-	-	-	-
18.0	2035		-	-	-	-	-	-	-	-	-	-	-	-
19.0	2036		-	-	-	-	-	-	-	-	-	-	-	-
20.0	2037		-	-	-	-	-	-	-	-	-	-	-	-
21.0	2038		-	-	-	-	-	-	-	-	-	-	-	-
22.0	2039		-	-	-	-	-	-	-	-	-	-	-	-
23.0	2040		-	-	-	-	-	-	-	-	-	-	-	-
24.0	2041		-	-	-	-	-	-	-	-	-	-	-	-
25.0	2042		-	-	-	-	-	-	-	-	-	-	-	-
TOTAL		\$	13,985	\$ 1,576	\$ 631	\$ 383	\$ 290	\$ 290	\$ 77	\$ 121	\$ 10,490	\$ 128	\$ -	\$ 13,985

BEVERLY LOFTS (Phase 1)

Tax Impact Analysis

Jurisdiction	Tax Revenue			
	Without Redevelopment or Abatement		With Redevelopment and Abatement*	Impact on Juris.
City of Springfield	\$ 10,489.67	\$	15,497.87	\$ 5,008.19
Greene County Library	\$ 4,196.21	\$	6,199.65	\$ 2,003.44
Ozarks Technical College	\$ 2,547.27	\$	3,763.44	\$ 1,216.17
Greene County	\$ 1,930.83	\$	2,852.69	\$ 921.86
Road & Bridge	\$ 1,930.83	\$	2,852.69	\$ 921.86
State of Missouri	\$ 509.45	\$	752.69	\$ 243.23
Sheltered Workshop	\$ 803.24	\$	1,186.74	\$ 383.50
Springfield R-12	\$ 69,812.27	\$	103,143.48	\$ 33,331.21
County Seniors' Services	\$ 849.09	\$	1,254.48	\$ 405.39
Commercial SurTax	\$ -	\$	-	\$ -
Total	\$ 93,068.87	\$	137,503.73	\$ 44,434.86

*Includes Taxes and PILOTS

Pro Forma for the Beverly Lofts Redevelopment Area

Projected Income & Expenses													
	2018	2018	2019	2019	2020	2020	2021	2021	2022	2022	2023	2023	2024
	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections
INCOME:	25%		60%		stabilized								
Apartments	\$ 43,500.00	\$ 43,500.00	\$ 104,400.00	\$ 104,400.00	\$ 174,000.00	\$ 174,000.00	\$ 177,480.00	\$ 177,480.00	\$ 181,029.60	\$ 181,029.60	\$ 184,650.19	\$ 184,650.19	\$ 188,343.20
	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Income	\$ 43,500.00	\$ 43,500.00	\$ 104,400.00	\$ 104,400.00	\$ 174,000.00	\$ 174,000.00	\$ 177,480.00	\$ 177,480.00	\$ 181,029.60	\$ 181,029.60	\$ 184,650.19	\$ 184,650.19	\$ 188,343.20
Less Condominium Vacancy	\$ -	\$ -	\$ -	\$ -	\$ (8,700.00)	\$ (8,700.00)	\$ (8,874.00)	\$ (8,874.00)	\$ (9,051.48)	\$ (9,051.48)	\$ (9,232.51)	\$ (9,232.51)	\$ (9,417.16)
	-	-	-	-	-	-	-	-	-	-	-	-	-
Adjusted Gross Income	\$ 43,500.00	\$ 43,500.00	\$ 104,400.00	\$ 104,400.00	\$ 165,300.00	\$ 165,300.00	\$ 168,606.00	\$ 168,606.00	\$ 171,978.12	\$ 171,978.12	\$ 175,417.68	\$ 175,417.68	\$ 178,926.04
EXPENSES:													
Real Estate Taxes (Including PILOTS)	\$ (12,486)	\$ (2,607)	\$ (12,736)	\$ (2,607)	\$ (12,736)	\$ (2,607)	\$ (12,991)	\$ (2,607)	\$ (12,991)	\$ (2,607)	\$ (13,250)	\$ (2,607)	\$ (13,250)
Insurance – Apartments	6,612	6,612	6,612	6,612	(6,612)	(6,612)	(6,810)	(6,810)	(7,015)	(7,015)	(7,225)	(7,225)	(7,442)
	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves – Apartments	2,500	2,500	(2,088)	(2,088)	(3,306)	(3,306)	(3,405)	(3,405)	(3,507)	(3,507)	(3,613)	(3,613)	(3,721)
Utilities	(2,610)	(2,610)	(6,264)	(6,264)	(9,918)	(9,918)	(10,216)	(10,216)	(10,522)	(10,522)	(10,838)	(10,838)	(11,163)
Advertising	(740)	(740)	(1,775)	(1,775)	(2,810)	(2,810)	(2,894)	(2,894)	(2,981)	(2,981)	(3,071)	(3,071)	(3,163)
Maintenance	(4,785)	(4,785)	(11,484)	(11,484)	(18,183)	(18,183)	(18,728)	(18,728)	(19,290)	(19,290)	(19,869)	(19,869)	(20,465)
Management Fee	(3,480)	(3,480)	(8,352)	(8,352)	(13,224)	(13,224)	(13,621)	(13,621)	(14,029)	(14,029)	(14,450)	(14,450)	(14,884)
Total Expenses	\$ (14,988.67)	\$ (5,109.90)	\$ (36,086.69)	\$ (25,958.20)	\$ (66,788.99)	\$ (56,660.50)	\$ (68,665.30)	\$ (58,282.10)	\$ (70,335.54)	\$ (59,952.34)	\$ (72,315.70)	\$ (61,672.68)	\$ (74,087.66)
Net Operating Income	\$ 28,511.33	\$ 38,390.10	\$ 68,313.31	\$ 78,441.80	\$ 98,511.01	\$ 108,639.50	\$ 99,940.70	\$ 110,323.90	\$ 101,642.58	\$ 112,025.78	\$ 103,101.98	\$ 113,745.00	\$ 104,838.37
Less Debt Service	(\$67,788.36)	\$ (67,788.36)	(\$67,788.36)	\$ (67,788.36)	(\$67,788.36)	\$ (67,788.36)	(\$67,788.36)	\$ (67,788.36)	(\$67,788.36)	\$ (67,788.36)	(\$67,788.36)	\$ (67,788.36)	(\$67,788.36)
Cash Flow	\$ (39,277.03)	\$ (29,398.26)	\$ 524.95	\$ 10,653.44	\$ 30,722.65	\$ 40,851.14	\$ 32,152.34	\$ 42,535.55	\$ 33,854.22	\$ 44,237.42	\$ 35,313.62	\$ 45,956.64	\$ 37,050.02
Cash-on-Cash Return	-3.52%	-2.64%	0.05%	0.96%	2.76%	3.66%	2.88%	3.81%	3.04%	3.97%	3.17%	4.12%	3.32%
Return Analysis follows this Pro Forma	Annual Expense Increase		3.0%										
after year 2020 stabilization	Annual Rent Increase		2.0%										
	Condominium Vacancy Loss		5.0%										
	Commercial/Retail Vacancy Loss		5.0%										
		Management Fee	8.0%										
		Insurance	4.0%										
	Reserves – Commercial/Retail		2.0%										
		Utilities	6.0%										
		Advertising	1.7%										
		Maintenance	11.0%										

Pro Forma for the Beverly Lofts Redevelopment Area

[illegible]

Pro Forma for the Beverly Lofts Redevelopment Area

[illegible]

Pro Forma for the Beverly Lofts Redevelopment Area

[illegible]

Return Analysis

Cash-on-Cash Return (with Abatement)

	<u>Construction</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Initial Equity/Residual Value	(1,114,985)			
Cash Flow		(29,398)	10,653	40,851
Total Cash Flow	(1,114,985)	(29,398)	10,653	40,851
Cumulative Cash Flow	(1,114,985)	(1,144,383)	(1,133,730)	(1,092,878)
Cumulative Cash on Cash Return at Stabilization				-98.02%
Year 3 Cash on Cash Return				3.66%

Cash-on-Cash Return (without Abatement)

	<u>Construction</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Initial Equity	(1,114,985)			
Cash Flow		(39,277)	525	30,723
Total Cash Flow	(1,114,985)	(39,277)	525	30,723
	(1,114,985)	(1,154,262)	(1,153,737)	(1,123,014)
Cumulative Cash on Cash Return at Stabilization				-100.72%
Year 3 Cash on Cash Return				2.76%

Project Assumptions (with Abatement)

Beverly Lofts Rehab Costs - QRE's	1,778,995
Beverly Lofts - Acquisition + Non QRE's	248,250
Total Investment:	<u>2,027,245</u>
Private Debt:	912,260
Private Equity (includes HTC equity):	1,114,985
HTC Estimate of Private Equity:	693,808
Construction Period	2017
Proforma Start	Jan-18
Sale Price:	
Cap Rate	5.42%
Yr. 10 NOI	120,792
capitalized	2,228,632
6% sale commission	(133,718)
	<u>2,094,914</u>
Debt Payoff	(551,461)
Net Amount Valued	\$ 1,543,453

Project Assumptions (without Abatement)

Beverly Lofts Rehab Costs - QRE's	1,778,995
Beverly Lofts - Acquisition + Non QRE's	248,250
Total Investment:	<u>2,027,245</u>
Private Debt:	912,260
Private Equity:	1,114,985
HTC Estimate of Private Equity:	693,808
Construction Period	2017
Proforma Start	Jan-18
Sale Price:	
Cap Rate	5.42%
Yr. 10 NOI	109,614
capitalized	2,022,389
6% sale commission	(121,343)
	<u>1,901,046</u>
Debt Payoff	(551,461)
Net Amount Valued	\$ 1,349,585

Beverly Lofts Ammortization

Loan Amount \$912,260.25
 Term in Months 240
 Interest Rate 4.250%
 Monthly Payment (\$5,649.03)

 Annual Payment (\$67,788.36)

<u>Month</u>	<u>Total Pmt.</u>	<u>Int. Rate</u>	<u>Int. Pmt.</u>	<u>Prin. Pmt.</u>	<u>Principal Balance</u>
Beg. Bal.					\$912,260.25
1	\$5,649.03	4.25%	\$3,230.92	\$2,418.11	\$909,842.14
2	\$5,649.03	4.25%	\$3,222.36	\$2,426.67	\$907,415.47
3	\$5,649.03	4.25%	\$3,213.76	\$2,435.27	\$904,980.20
4	\$5,649.03	4.25%	\$3,205.14	\$2,443.89	\$902,536.31
5	\$5,649.03	4.25%	\$3,196.48	\$2,452.55	\$900,083.76
6	\$5,649.03	4.25%	\$3,187.80	\$2,461.23	\$897,622.53
7	\$5,649.03	4.25%	\$3,179.08	\$2,469.95	\$895,152.58
8	\$5,649.03	4.25%	\$3,170.33	\$2,478.70	\$892,673.88
9	\$5,649.03	4.25%	\$3,161.55	\$2,487.48	\$890,186.41
10	\$5,649.03	4.25%	\$3,152.74	\$2,496.29	\$887,690.12
11	\$5,649.03	4.25%	\$3,143.90	\$2,505.13	\$885,184.99
12	\$5,649.03	4.25%	\$3,135.03	\$2,514.00	\$882,670.99
13	\$5,649.03	4.25%	\$3,126.13	\$2,522.90	\$880,148.09
14	\$5,649.03	4.25%	\$3,117.19	\$2,531.84	\$877,616.25
15	\$5,649.03	4.25%	\$3,108.22	\$2,540.81	\$875,075.44
16	\$5,649.03	4.25%	\$3,099.23	\$2,549.80	\$872,525.64
17	\$5,649.03	4.25%	\$3,090.19	\$2,558.83	\$869,966.81
18	\$5,649.03	4.25%	\$3,081.13	\$2,567.90	\$867,398.91
19	\$5,649.03	4.25%	\$3,072.04	\$2,576.99	\$864,821.92
20	\$5,649.03	4.25%	\$3,062.91	\$2,586.12	\$862,235.80
21	\$5,649.03	4.25%	\$3,053.75	\$2,595.28	\$859,640.52
22	\$5,649.03	4.25%	\$3,044.56	\$2,604.47	\$857,036.05
23	\$5,649.03	4.25%	\$3,035.34	\$2,613.69	\$854,422.35
24	\$5,649.03	4.25%	\$3,026.08	\$2,622.95	\$851,799.40
25	\$5,649.03	4.25%	\$3,016.79	\$2,632.24	\$849,167.16
26	\$5,649.03	4.25%	\$3,007.47	\$2,641.56	\$846,525.60
27	\$5,649.03	4.25%	\$2,998.11	\$2,650.92	\$843,874.68
28	\$5,649.03	4.25%	\$2,988.72	\$2,660.31	\$841,214.38
29	\$5,649.03	4.25%	\$2,979.30	\$2,669.73	\$838,544.65
30	\$5,649.03	4.25%	\$2,969.85	\$2,679.18	\$835,865.46
31	\$5,649.03	4.25%	\$2,960.36	\$2,688.67	\$833,176.79
32	\$5,649.03	4.25%	\$2,950.83	\$2,698.20	\$830,478.59
33	\$5,649.03	4.25%	\$2,941.28	\$2,707.75	\$827,770.84
34	\$5,649.03	4.25%	\$2,931.69	\$2,717.34	\$825,053.50
35	\$5,649.03	4.25%	\$2,922.06	\$2,726.97	\$822,326.54
36	\$5,649.03	4.25%	\$2,912.41	\$2,736.62	\$819,589.91
37	\$5,649.03	4.25%	\$2,902.71	\$2,746.32	\$816,843.60
38	\$5,649.03	4.25%	\$2,892.99	\$2,756.04	\$814,087.55
39	\$5,649.03	4.25%	\$2,883.23	\$2,765.80	\$811,321.75
40	\$5,649.03	4.25%	\$2,873.43	\$2,775.60	\$808,546.15

41	\$5,649.03	4.25%	\$2,863.60	\$2,785.43	\$805,760.72
42	\$5,649.03	4.25%	\$2,853.74	\$2,795.29	\$802,965.43
43	\$5,649.03	4.25%	\$2,843.84	\$2,805.19	\$800,160.23
44	\$5,649.03	4.25%	\$2,833.90	\$2,815.13	\$797,345.11
45	\$5,649.03	4.25%	\$2,823.93	\$2,825.10	\$794,520.01
46	\$5,649.03	4.25%	\$2,813.93	\$2,835.10	\$791,684.90
47	\$5,649.03	4.25%	\$2,803.88	\$2,845.15	\$788,839.76
48	\$5,649.03	4.25%	\$2,793.81	\$2,855.22	\$785,984.53
49	\$5,649.03	4.25%	\$2,783.70	\$2,865.33	\$783,119.20
50	\$5,649.03	4.25%	\$2,773.55	\$2,875.48	\$780,243.72
51	\$5,649.03	4.25%	\$2,763.36	\$2,885.67	\$777,358.05
52	\$5,649.03	4.25%	\$2,753.14	\$2,895.89	\$774,462.16
53	\$5,649.03	4.25%	\$2,742.89	\$2,906.14	\$771,556.02
54	\$5,649.03	4.25%	\$2,732.59	\$2,916.44	\$768,639.58
55	\$5,649.03	4.25%	\$2,722.27	\$2,926.76	\$765,712.82
56	\$5,649.03	4.25%	\$2,711.90	\$2,937.13	\$762,775.69
57	\$5,649.03	4.25%	\$2,701.50	\$2,947.53	\$759,828.16
58	\$5,649.03	4.25%	\$2,691.06	\$2,957.97	\$756,870.18
59	\$5,649.03	4.25%	\$2,680.58	\$2,968.45	\$753,901.74
60	\$5,649.03	4.25%	\$2,670.07	\$2,978.96	\$750,922.77
61	\$5,649.03	4.25%	\$2,659.52	\$2,989.51	\$747,933.26
62	\$5,649.03	4.25%	\$2,648.93	\$3,000.10	\$744,933.16
63	\$5,649.03	4.25%	\$2,638.30	\$3,010.72	\$741,922.44
64	\$5,649.03	4.25%	\$2,627.64	\$3,021.39	\$738,901.05
65	\$5,649.03	4.25%	\$2,616.94	\$3,032.09	\$735,868.96
66	\$5,649.03	4.25%	\$2,606.20	\$3,042.83	\$732,826.13
67	\$5,649.03	4.25%	\$2,595.43	\$3,053.60	\$729,772.53
68	\$5,649.03	4.25%	\$2,584.61	\$3,064.42	\$726,708.11
69	\$5,649.03	4.25%	\$2,573.76	\$3,075.27	\$723,632.84
70	\$5,649.03	4.25%	\$2,562.87	\$3,086.16	\$720,546.68
71	\$5,649.03	4.25%	\$2,551.94	\$3,097.09	\$717,449.58
72	\$5,649.03	4.25%	\$2,540.97	\$3,108.06	\$714,341.52
73	\$5,649.03	4.25%	\$2,529.96	\$3,119.07	\$711,222.45
74	\$5,649.03	4.25%	\$2,518.91	\$3,130.12	\$708,092.33
75	\$5,649.03	4.25%	\$2,507.83	\$3,141.20	\$704,951.13
76	\$5,649.03	4.25%	\$2,496.70	\$3,152.33	\$701,798.80
77	\$5,649.03	4.25%	\$2,485.54	\$3,163.49	\$698,635.31
78	\$5,649.03	4.25%	\$2,474.33	\$3,174.70	\$695,460.61
79	\$5,649.03	4.25%	\$2,463.09	\$3,185.94	\$692,274.67
80	\$5,649.03	4.25%	\$2,451.81	\$3,197.22	\$689,077.45
81	\$5,649.03	4.25%	\$2,440.48	\$3,208.55	\$685,868.90
82	\$5,649.03	4.25%	\$2,429.12	\$3,219.91	\$682,648.99
83	\$5,649.03	4.25%	\$2,417.72	\$3,231.31	\$679,417.67
84	\$5,649.03	4.25%	\$2,406.27	\$3,242.76	\$676,174.92
85	\$5,649.03	4.25%	\$2,394.79	\$3,254.24	\$672,920.67
86	\$5,649.03	4.25%	\$2,383.26	\$3,265.77	\$669,654.90
87	\$5,649.03	4.25%	\$2,371.69	\$3,277.34	\$666,377.57
88	\$5,649.03	4.25%	\$2,360.09	\$3,288.94	\$663,088.62
89	\$5,649.03	4.25%	\$2,348.44	\$3,300.59	\$659,788.03
90	\$5,649.03	4.25%	\$2,336.75	\$3,312.28	\$656,475.75
91	\$5,649.03	4.25%	\$2,325.02	\$3,324.01	\$653,151.74
92	\$5,649.03	4.25%	\$2,313.25	\$3,335.78	\$649,815.96

93	\$5,649.03	4.25%	\$2,301.43	\$3,347.60	\$646,468.36
94	\$5,649.03	4.25%	\$2,289.58	\$3,359.45	\$643,108.90
95	\$5,649.03	4.25%	\$2,277.68	\$3,371.35	\$639,737.55
96	\$5,649.03	4.25%	\$2,265.74	\$3,383.29	\$636,354.26
97	\$5,649.03	4.25%	\$2,253.75	\$3,395.28	\$632,958.98
98	\$5,649.03	4.25%	\$2,241.73	\$3,407.30	\$629,551.68
99	\$5,649.03	4.25%	\$2,229.66	\$3,419.37	\$626,132.32
100	\$5,649.03	4.25%	\$2,217.55	\$3,431.48	\$622,700.84
101	\$5,649.03	4.25%	\$2,205.40	\$3,443.63	\$619,257.21
102	\$5,649.03	4.25%	\$2,193.20	\$3,455.83	\$615,801.38
103	\$5,649.03	4.25%	\$2,180.96	\$3,468.07	\$612,333.31
104	\$5,649.03	4.25%	\$2,168.68	\$3,480.35	\$608,852.96
105	\$5,649.03	4.25%	\$2,156.35	\$3,492.68	\$605,360.29
106	\$5,649.03	4.25%	\$2,143.98	\$3,505.05	\$601,855.24
107	\$5,649.03	4.25%	\$2,131.57	\$3,517.46	\$598,337.78
108	\$5,649.03	4.25%	\$2,119.11	\$3,529.92	\$594,807.87
109	\$5,649.03	4.25%	\$2,106.61	\$3,542.42	\$591,265.45
110	\$5,649.03	4.25%	\$2,094.07	\$3,554.96	\$587,710.48
111	\$5,649.03	4.25%	\$2,081.47	\$3,567.56	\$584,142.93
112	\$5,649.03	4.25%	\$2,068.84	\$3,580.19	\$580,562.74
113	\$5,649.03	4.25%	\$2,056.16	\$3,592.87	\$576,969.87
114	\$5,649.03	4.25%	\$2,043.43	\$3,605.59	\$573,364.27
115	\$5,649.03	4.25%	\$2,030.67	\$3,618.36	\$569,745.91
116	\$5,649.03	4.25%	\$2,017.85	\$3,631.18	\$566,114.73
117	\$5,649.03	4.25%	\$2,004.99	\$3,644.04	\$562,470.69
118	\$5,649.03	4.25%	\$1,992.08	\$3,656.95	\$558,813.74
119	\$5,649.03	4.25%	\$1,979.13	\$3,669.90	\$555,143.84
120	\$5,649.03	4.25%	\$1,966.13	\$3,682.90	\$551,460.95
121	\$5,649.03	4.25%	\$1,953.09	\$3,695.94	\$547,765.01
122	\$5,649.03	4.25%	\$1,940.00	\$3,709.03	\$544,055.98
123	\$5,649.03	4.25%	\$1,926.86	\$3,722.16	\$540,333.81
124	\$5,649.03	4.25%	\$1,913.68	\$3,735.35	\$536,598.47
125	\$5,649.03	4.25%	\$1,900.45	\$3,748.58	\$532,849.89
126	\$5,649.03	4.25%	\$1,887.18	\$3,761.85	\$529,088.04
127	\$5,649.03	4.25%	\$1,873.85	\$3,775.18	\$525,312.86
128	\$5,649.03	4.25%	\$1,860.48	\$3,788.55	\$521,524.31
129	\$5,649.03	4.25%	\$1,847.07	\$3,801.96	\$517,722.35
130	\$5,649.03	4.25%	\$1,833.60	\$3,815.43	\$513,906.92
131	\$5,649.03	4.25%	\$1,820.09	\$3,828.94	\$510,077.98
132	\$5,649.03	4.25%	\$1,806.53	\$3,842.50	\$506,235.47
133	\$5,649.03	4.25%	\$1,792.92	\$3,856.11	\$502,379.36
134	\$5,649.03	4.25%	\$1,779.26	\$3,869.77	\$498,509.59
135	\$5,649.03	4.25%	\$1,765.55	\$3,883.48	\$494,626.11
136	\$5,649.03	4.25%	\$1,751.80	\$3,897.23	\$490,728.89
137	\$5,649.03	4.25%	\$1,738.00	\$3,911.03	\$486,817.85
138	\$5,649.03	4.25%	\$1,724.15	\$3,924.88	\$482,892.97
139	\$5,649.03	4.25%	\$1,710.25	\$3,938.78	\$478,954.19
140	\$5,649.03	4.25%	\$1,696.30	\$3,952.73	\$475,001.45
141	\$5,649.03	4.25%	\$1,682.30	\$3,966.73	\$471,034.72
142	\$5,649.03	4.25%	\$1,668.25	\$3,980.78	\$467,053.94
143	\$5,649.03	4.25%	\$1,654.15	\$3,994.88	\$463,059.06
144	\$5,649.03	4.25%	\$1,640.00	\$4,009.03	\$459,050.03

145	\$5,649.03	4.25%	\$1,625.80	\$4,023.23	\$455,026.80
146	\$5,649.03	4.25%	\$1,611.55	\$4,037.48	\$450,989.32
147	\$5,649.03	4.25%	\$1,597.25	\$4,051.78	\$446,937.55
148	\$5,649.03	4.25%	\$1,582.90	\$4,066.13	\$442,871.42
149	\$5,649.03	4.25%	\$1,568.50	\$4,080.53	\$438,790.89
150	\$5,649.03	4.25%	\$1,554.05	\$4,094.98	\$434,695.92
151	\$5,649.03	4.25%	\$1,539.55	\$4,109.48	\$430,586.43
152	\$5,649.03	4.25%	\$1,524.99	\$4,124.04	\$426,462.40
153	\$5,649.03	4.25%	\$1,510.39	\$4,138.64	\$422,323.75
154	\$5,649.03	4.25%	\$1,495.73	\$4,153.30	\$418,170.45
155	\$5,649.03	4.25%	\$1,481.02	\$4,168.01	\$414,002.45
156	\$5,649.03	4.25%	\$1,466.26	\$4,182.77	\$409,819.67
157	\$5,649.03	4.25%	\$1,451.44	\$4,197.59	\$405,622.09
158	\$5,649.03	4.25%	\$1,436.58	\$4,212.45	\$401,409.64
159	\$5,649.03	4.25%	\$1,421.66	\$4,227.37	\$397,182.27
160	\$5,649.03	4.25%	\$1,406.69	\$4,242.34	\$392,939.92
161	\$5,649.03	4.25%	\$1,391.66	\$4,257.37	\$388,682.56
162	\$5,649.03	4.25%	\$1,376.58	\$4,272.45	\$384,410.11
163	\$5,649.03	4.25%	\$1,361.45	\$4,287.58	\$380,122.53
164	\$5,649.03	4.25%	\$1,346.27	\$4,302.76	\$375,819.77
165	\$5,649.03	4.25%	\$1,331.03	\$4,318.00	\$371,501.77
166	\$5,649.03	4.25%	\$1,315.74	\$4,333.29	\$367,168.47
167	\$5,649.03	4.25%	\$1,300.39	\$4,348.64	\$362,819.83
168	\$5,649.03	4.25%	\$1,284.99	\$4,364.04	\$358,455.79
169	\$5,649.03	4.25%	\$1,269.53	\$4,379.50	\$354,076.29
170	\$5,649.03	4.25%	\$1,254.02	\$4,395.01	\$349,681.28
171	\$5,649.03	4.25%	\$1,238.45	\$4,410.58	\$345,270.71
172	\$5,649.03	4.25%	\$1,222.83	\$4,426.20	\$340,844.51
173	\$5,649.03	4.25%	\$1,207.16	\$4,441.87	\$336,402.64
174	\$5,649.03	4.25%	\$1,191.43	\$4,457.60	\$331,945.03
175	\$5,649.03	4.25%	\$1,175.64	\$4,473.39	\$327,471.64
176	\$5,649.03	4.25%	\$1,159.80	\$4,489.23	\$322,982.41
177	\$5,649.03	4.25%	\$1,143.90	\$4,505.13	\$318,477.27
178	\$5,649.03	4.25%	\$1,127.94	\$4,521.09	\$313,956.18
179	\$5,649.03	4.25%	\$1,111.93	\$4,537.10	\$309,419.08
180	\$5,649.03	4.25%	\$1,095.86	\$4,553.17	\$304,865.91
181	\$5,649.03	4.25%	\$1,079.73	\$4,569.30	\$300,296.61
182	\$5,649.03	4.25%	\$1,063.55	\$4,585.48	\$295,711.14
183	\$5,649.03	4.25%	\$1,047.31	\$4,601.72	\$291,109.42
184	\$5,649.03	4.25%	\$1,031.01	\$4,618.02	\$286,491.40
185	\$5,649.03	4.25%	\$1,014.66	\$4,634.37	\$281,857.03
186	\$5,649.03	4.25%	\$998.24	\$4,650.79	\$277,206.24
187	\$5,649.03	4.25%	\$981.77	\$4,667.26	\$272,538.98
188	\$5,649.03	4.25%	\$965.24	\$4,683.79	\$267,855.19
189	\$5,649.03	4.25%	\$948.65	\$4,700.38	\$263,154.82
190	\$5,649.03	4.25%	\$932.01	\$4,717.02	\$258,437.79
191	\$5,649.03	4.25%	\$915.30	\$4,733.73	\$253,704.06
192	\$5,649.03	4.25%	\$898.54	\$4,750.49	\$248,953.57
193	\$5,649.03	4.25%	\$881.71	\$4,767.32	\$244,186.25
194	\$5,649.03	4.25%	\$864.83	\$4,784.20	\$239,402.05
195	\$5,649.03	4.25%	\$847.88	\$4,801.15	\$234,600.90
196	\$5,649.03	4.25%	\$830.88	\$4,818.15	\$229,782.75

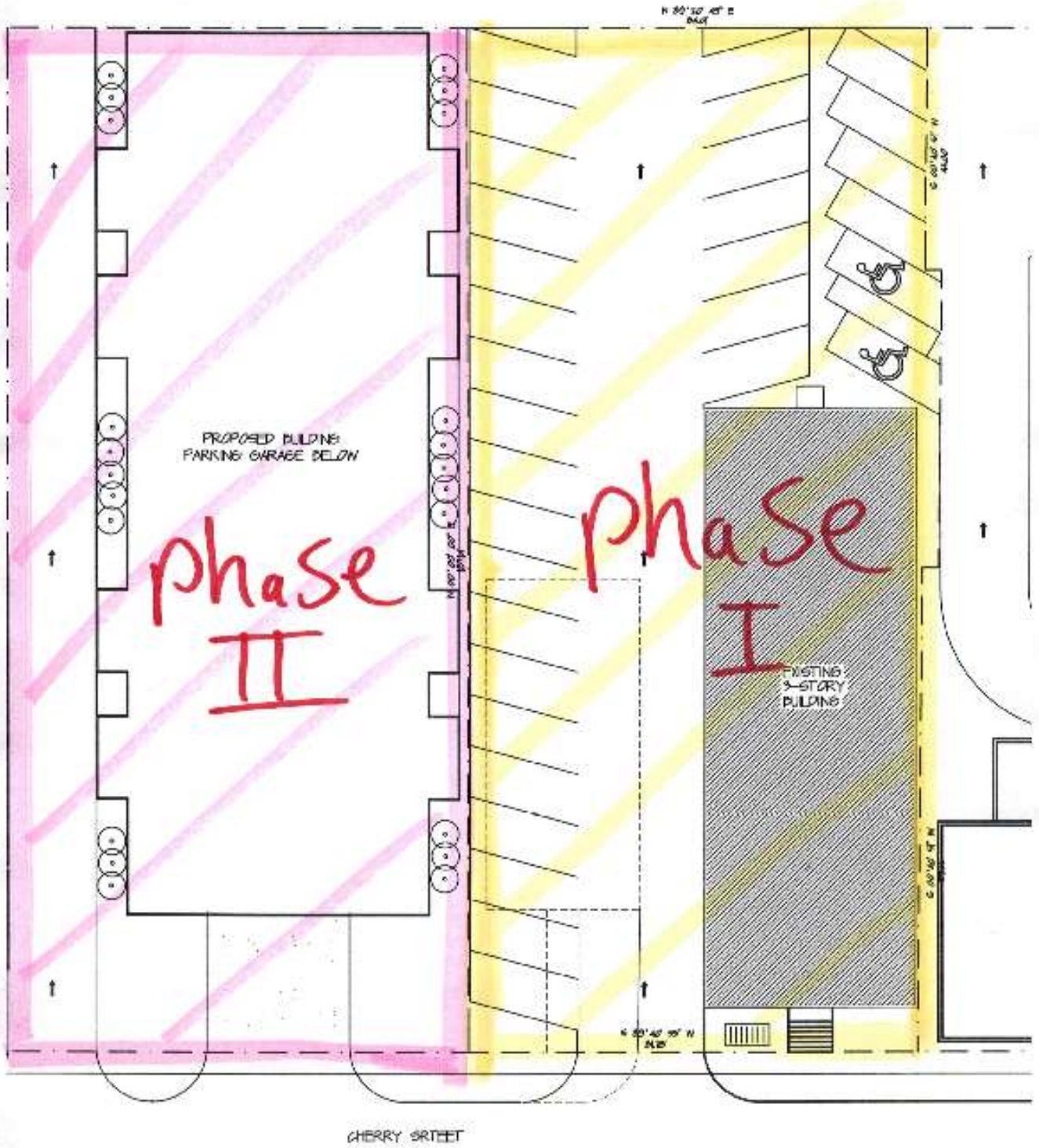
197	\$5,649.03	4.25%	\$813.81	\$4,835.22	\$224,947.53
198	\$5,649.03	4.25%	\$796.69	\$4,852.34	\$220,095.19
199	\$5,649.03	4.25%	\$779.50	\$4,869.53	\$215,225.66
200	\$5,649.03	4.25%	\$762.26	\$4,886.77	\$210,338.89
201	\$5,649.03	4.25%	\$744.95	\$4,904.08	\$205,434.81
202	\$5,649.03	4.25%	\$727.58	\$4,921.45	\$200,513.36
203	\$5,649.03	4.25%	\$710.15	\$4,938.88	\$195,574.49
204	\$5,649.03	4.25%	\$692.66	\$4,956.37	\$190,618.12
205	\$5,649.03	4.25%	\$675.11	\$4,973.92	\$185,644.19
206	\$5,649.03	4.25%	\$657.49	\$4,991.54	\$180,652.65
207	\$5,649.03	4.25%	\$639.81	\$5,009.22	\$175,643.43
208	\$5,649.03	4.25%	\$622.07	\$5,026.96	\$170,616.47
209	\$5,649.03	4.25%	\$604.27	\$5,044.76	\$165,571.71
210	\$5,649.03	4.25%	\$586.40	\$5,062.63	\$160,509.08
211	\$5,649.03	4.25%	\$568.47	\$5,080.56	\$155,428.52
212	\$5,649.03	4.25%	\$550.48	\$5,098.55	\$150,329.97
213	\$5,649.03	4.25%	\$532.42	\$5,116.61	\$145,213.36
214	\$5,649.03	4.25%	\$514.30	\$5,134.73	\$140,078.62
215	\$5,649.03	4.25%	\$496.11	\$5,152.92	\$134,925.70
216	\$5,649.03	4.25%	\$477.86	\$5,171.17	\$129,754.54
217	\$5,649.03	4.25%	\$459.55	\$5,189.48	\$124,565.05
218	\$5,649.03	4.25%	\$441.17	\$5,207.86	\$119,357.19
219	\$5,649.03	4.25%	\$422.72	\$5,226.31	\$114,130.89
220	\$5,649.03	4.25%	\$404.21	\$5,244.82	\$108,886.07
221	\$5,649.03	4.25%	\$385.64	\$5,263.39	\$103,622.68
222	\$5,649.03	4.25%	\$367.00	\$5,282.03	\$98,340.64
223	\$5,649.03	4.25%	\$348.29	\$5,300.74	\$93,039.90
224	\$5,649.03	4.25%	\$329.52	\$5,319.51	\$87,720.39
225	\$5,649.03	4.25%	\$310.68	\$5,338.35	\$82,382.04
226	\$5,649.03	4.25%	\$291.77	\$5,357.26	\$77,024.78
227	\$5,649.03	4.25%	\$272.80	\$5,376.23	\$71,648.54
228	\$5,649.03	4.25%	\$253.76	\$5,395.27	\$66,253.27
229	\$5,649.03	4.25%	\$234.65	\$5,414.38	\$60,838.89
230	\$5,649.03	4.25%	\$215.47	\$5,433.56	\$55,405.33
231	\$5,649.03	4.25%	\$196.23	\$5,452.80	\$49,952.52
232	\$5,649.03	4.25%	\$176.92	\$5,472.11	\$44,480.41
233	\$5,649.03	4.25%	\$157.53	\$5,491.50	\$38,988.91
234	\$5,649.03	4.25%	\$138.09	\$5,510.94	\$33,477.97
235	\$5,649.03	4.25%	\$118.57	\$5,530.46	\$27,947.51
236	\$5,649.03	4.25%	\$98.98	\$5,550.05	\$22,397.46
237	\$5,649.03	4.25%	\$79.32	\$5,569.71	\$16,827.75
238	\$5,649.03	4.25%	\$59.60	\$5,589.43	\$11,238.32
239	\$5,649.03	4.25%	\$39.80	\$5,609.23	\$5,629.09
240	\$5,649.03	4.25%	\$19.94	\$5,629.09	\$0.00
241	\$5,649.03	4.25%	\$0.00	\$5,649.03	(\$5,649.03)
242	\$5,649.03	4.25%	(\$20.01)	\$5,669.04	(\$11,318.07)
243	\$5,649.03	4.25%	(\$40.08)	\$5,689.11	(\$17,007.18)
244	\$5,649.03	4.25%	(\$60.23)	\$5,709.26	(\$22,716.45)
245	\$5,649.03	4.25%	(\$80.45)	\$5,729.48	(\$28,445.93)
246	\$5,649.03	4.25%	(\$100.75)	\$5,749.78	(\$34,195.71)
247	\$5,649.03	4.25%	(\$121.11)	\$5,770.14	(\$39,965.84)
248	\$5,649.03	4.25%	(\$141.55)	\$5,790.58	(\$45,756.42)

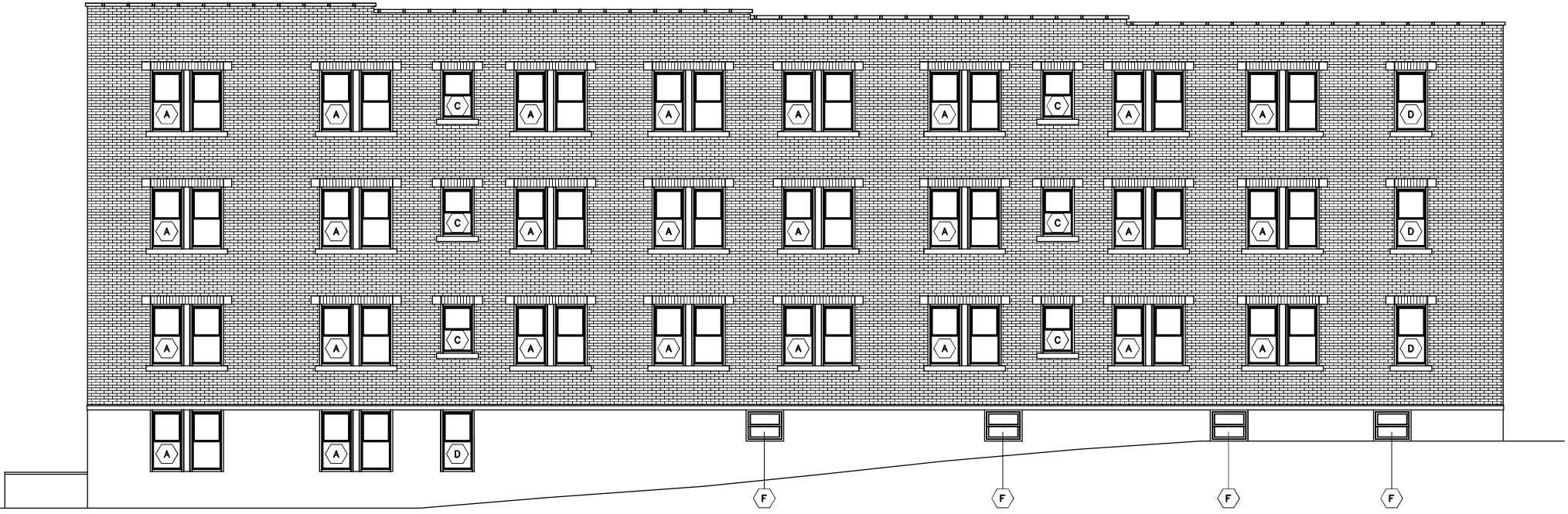
249	\$5,649.03	4.25%	(\$162.05)	\$5,811.08	(\$51,567.50)
250	\$5,649.03	4.25%	(\$182.63)	\$5,831.66	(\$57,399.17)
251	\$5,649.03	4.25%	(\$203.29)	\$5,852.32	(\$63,251.49)
252	\$5,649.03	4.25%	(\$224.02)	\$5,873.05	(\$69,124.53)
253	\$5,649.03	4.25%	(\$244.82)	\$5,893.85	(\$75,018.38)
254	\$5,649.03	4.25%	(\$265.69)	\$5,914.72	(\$80,933.10)
255	\$5,649.03	4.25%	(\$286.64)	\$5,935.67	(\$86,868.77)
256	\$5,649.03	4.25%	(\$307.66)	\$5,956.69	(\$92,825.46)
257	\$5,649.03	4.25%	(\$328.76)	\$5,977.79	(\$98,803.24)
258	\$5,649.03	4.25%	(\$349.93)	\$5,998.96	(\$104,802.20)
259	\$5,649.03	4.25%	(\$371.17)	\$6,020.20	(\$110,822.41)
260	\$5,649.03	4.25%	(\$392.50)	\$6,041.53	(\$116,863.93)
261	\$5,649.03	4.25%	(\$413.89)	\$6,062.92	(\$122,926.86)
262	\$5,649.03	4.25%	(\$435.37)	\$6,084.40	(\$129,011.25)
263	\$5,649.03	4.25%	(\$456.91)	\$6,105.94	(\$135,117.20)
264	\$5,649.03	4.25%	(\$478.54)	\$6,127.57	(\$141,244.77)
265	\$5,649.03	4.25%	(\$500.24)	\$6,149.27	(\$147,394.04)
266	\$5,649.03	4.25%	(\$522.02)	\$6,171.05	(\$153,565.09)
267	\$5,649.03	4.25%	(\$543.88)	\$6,192.91	(\$159,757.99)
268	\$5,649.03	4.25%	(\$565.81)	\$6,214.84	(\$165,972.83)
269	\$5,649.03	4.25%	(\$587.82)	\$6,236.85	(\$172,209.68)
270	\$5,649.03	4.25%	(\$609.91)	\$6,258.94	(\$178,468.62)
271	\$5,649.03	4.25%	(\$632.08)	\$6,281.11	(\$184,749.73)
272	\$5,649.03	4.25%	(\$654.32)	\$6,303.35	(\$191,053.08)
273	\$5,649.03	4.25%	(\$676.65)	\$6,325.68	(\$197,378.76)
274	\$5,649.03	4.25%	(\$699.05)	\$6,348.08	(\$203,726.84)
275	\$5,649.03	4.25%	(\$721.53)	\$6,370.56	(\$210,097.40)
276	\$5,649.03	4.25%	(\$744.09)	\$6,393.12	(\$216,490.53)
277	\$5,649.03	4.25%	(\$766.74)	\$6,415.77	(\$222,906.29)
278	\$5,649.03	4.25%	(\$789.46)	\$6,438.49	(\$229,344.78)
279	\$5,649.03	4.25%	(\$812.26)	\$6,461.29	(\$235,806.07)
280	\$5,649.03	4.25%	(\$835.15)	\$6,484.18	(\$242,290.25)
281	\$5,649.03	4.25%	(\$858.11)	\$6,507.14	(\$248,797.39)
282	\$5,649.03	4.25%	(\$881.16)	\$6,530.19	(\$255,327.58)
283	\$5,649.03	4.25%	(\$904.29)	\$6,553.32	(\$261,880.90)
284	\$5,649.03	4.25%	(\$927.49)	\$6,576.52	(\$268,457.42)
285	\$5,649.03	4.25%	(\$950.79)	\$6,599.82	(\$275,057.24)
286	\$5,649.03	4.25%	(\$974.16)	\$6,623.19	(\$281,680.43)
287	\$5,649.03	4.25%	(\$997.62)	\$6,646.65	(\$288,327.08)
288	\$5,649.03	4.25%	(\$1,021.16)	\$6,670.19	(\$294,997.26)
289	\$5,649.03	4.25%	(\$1,044.78)	\$6,693.81	(\$301,691.08)
290	\$5,649.03	4.25%	(\$1,068.49)	\$6,717.52	(\$308,408.59)
291	\$5,649.03	4.25%	(\$1,092.28)	\$6,741.31	(\$315,149.91)
292	\$5,649.03	4.25%	(\$1,116.16)	\$6,765.19	(\$321,915.09)
293	\$5,649.03	4.25%	(\$1,140.12)	\$6,789.15	(\$328,704.24)
294	\$5,649.03	4.25%	(\$1,164.16)	\$6,813.19	(\$335,517.43)
295	\$5,649.03	4.25%	(\$1,188.29)	\$6,837.32	(\$342,354.75)
296	\$5,649.03	4.25%	(\$1,212.51)	\$6,861.54	(\$349,216.28)
297	\$5,649.03	4.25%	(\$1,236.81)	\$6,885.84	(\$356,102.12)
298	\$5,649.03	4.25%	(\$1,261.20)	\$6,910.22	(\$363,012.35)
299	\$5,649.03	4.25%	(\$1,285.67)	\$6,934.70	(\$369,947.05)
300	\$5,649.03	4.25%	(\$1,310.23)	\$6,959.26	(\$376,906.30)

Historic Tax Credit Equity Estimates

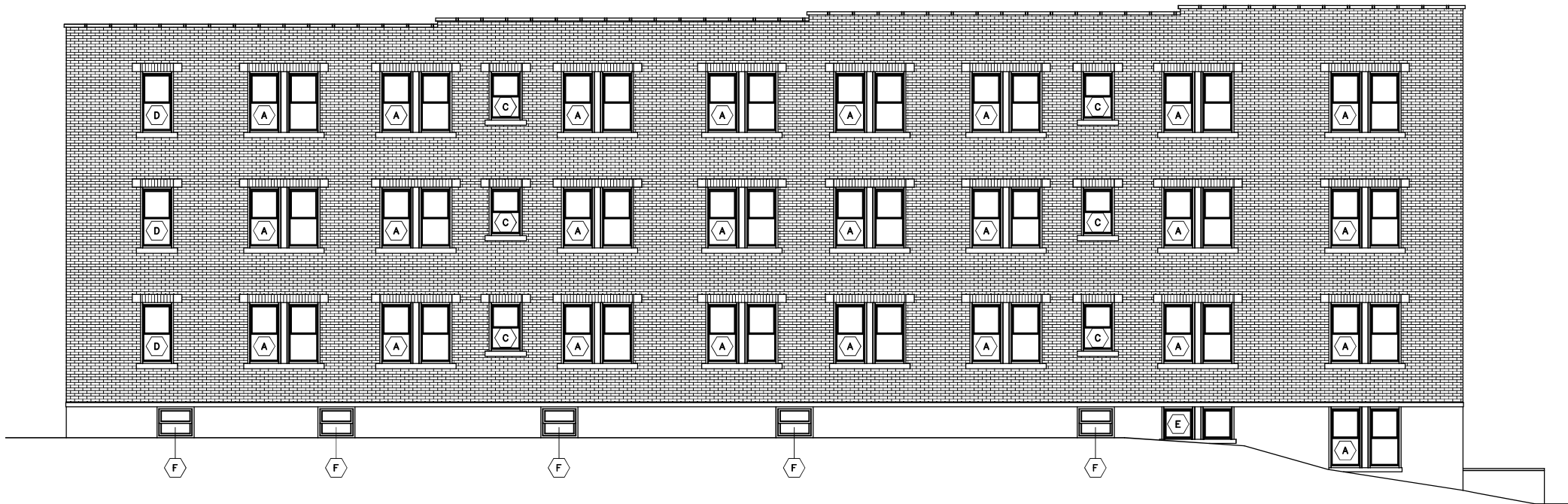
Total Construction Costs:	\$ 2,027,245.00	FHTC:	20%
Less Non QRE Cost	\$ 248,250.00	FHTC Price \$	0.80
		SHTC:	25%
Total Est. QREs:	\$ 1,778,995.00	SHTC Price \$	0.92
FHTC Equity:	\$ 284,639.20		
SHTC Equity:	\$ 409,168.85		
Total Est. HTC Equity:	\$ 693,808.05		
Developer Cash into Project	\$ 421,176.70		
Combined Developer Equity	\$ 1,114,984.75		

EXHIBIT G
[REDEVELOPMENT PLANS AND SPECS]



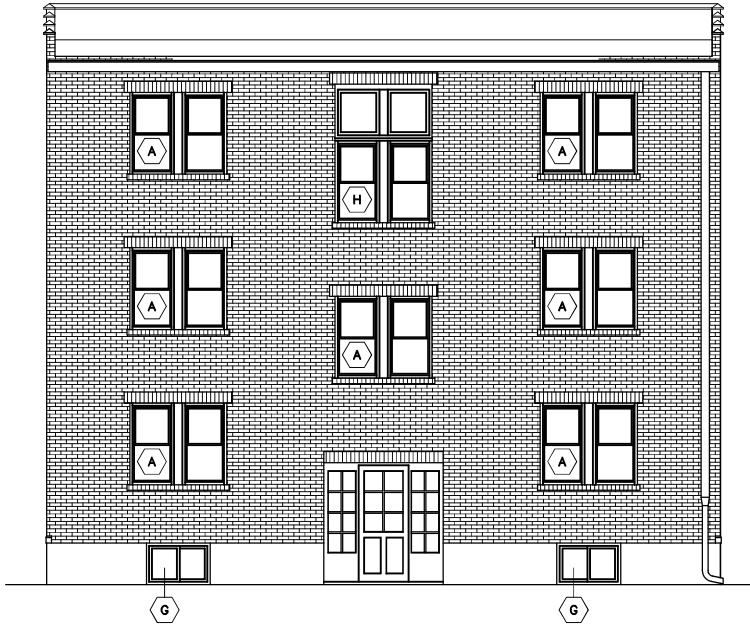


4 EAST ELEVATION

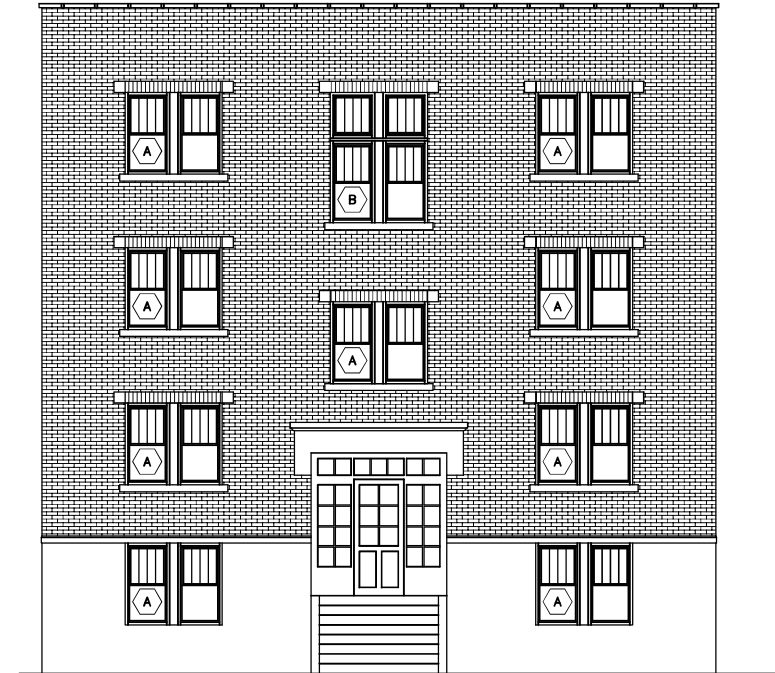


3
A4

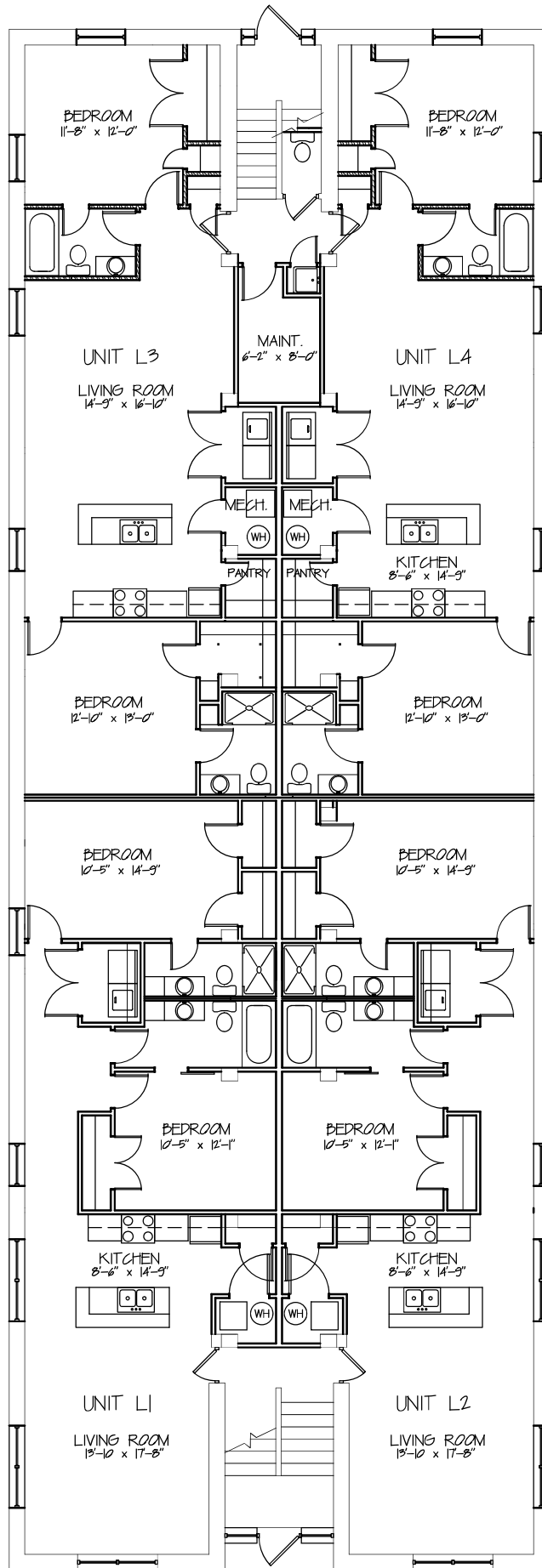
WEST ELEVATION



2 NORTH ELEVATION

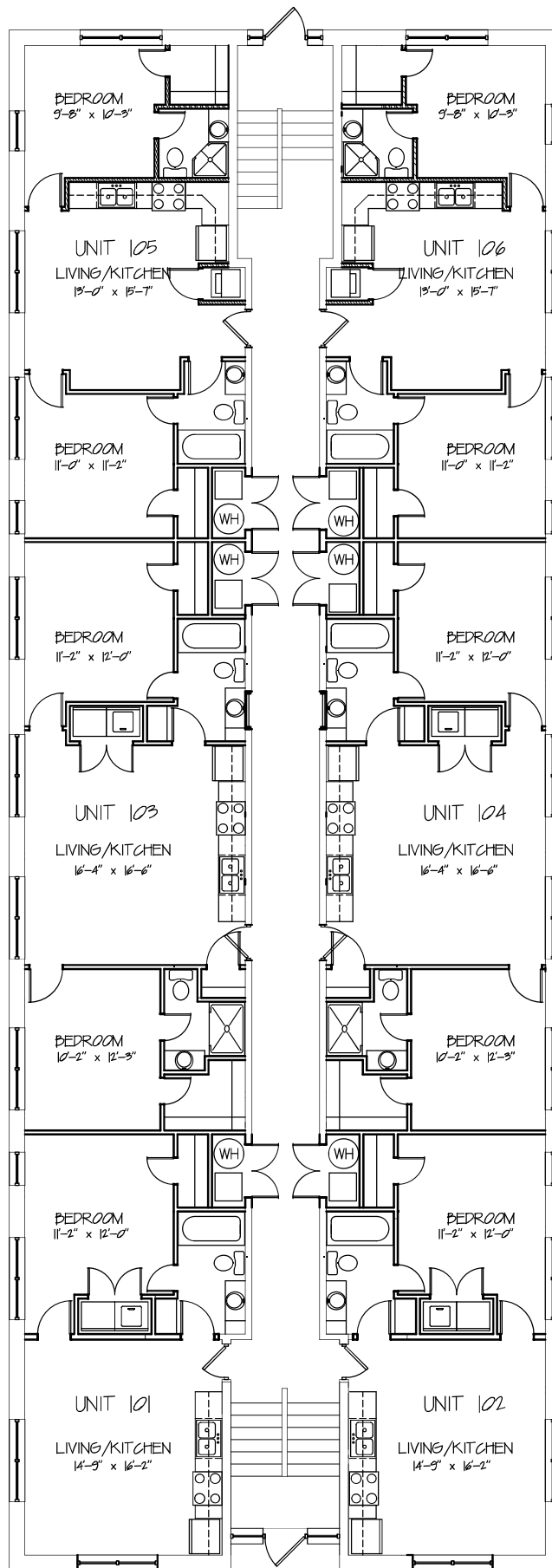


1 SOUTH ELEVATION



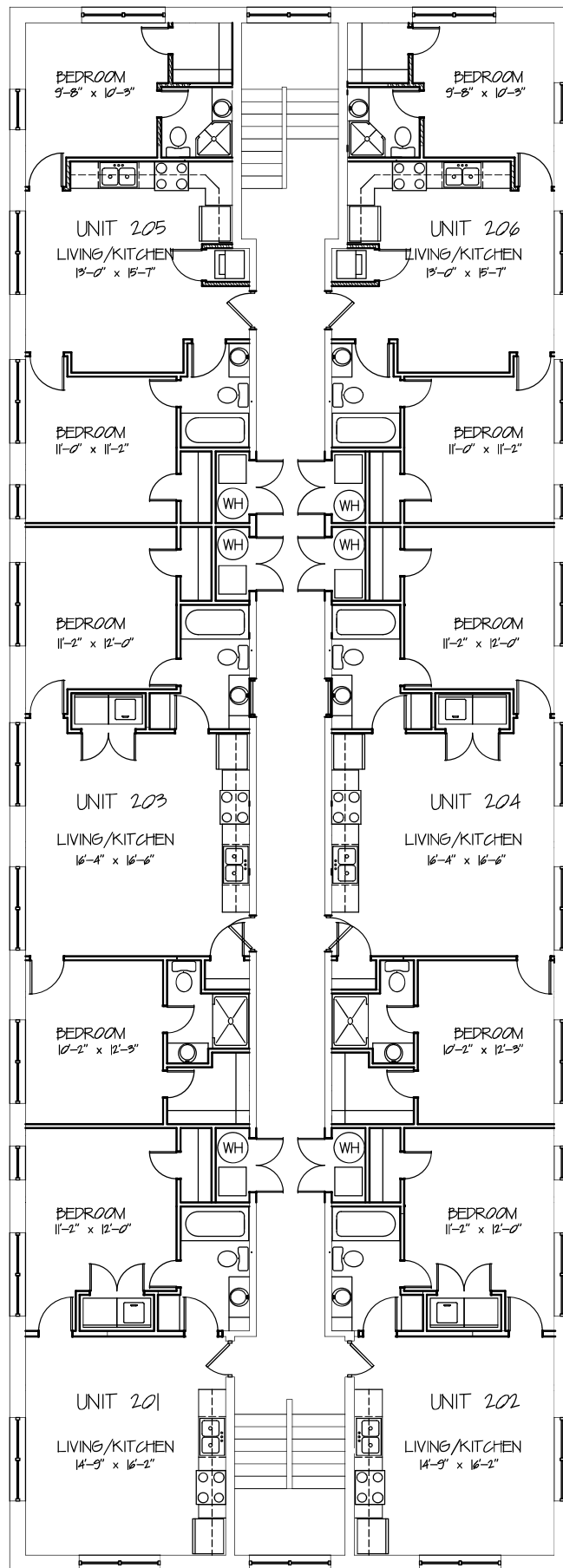
BASEMENT FLOOR PLAN





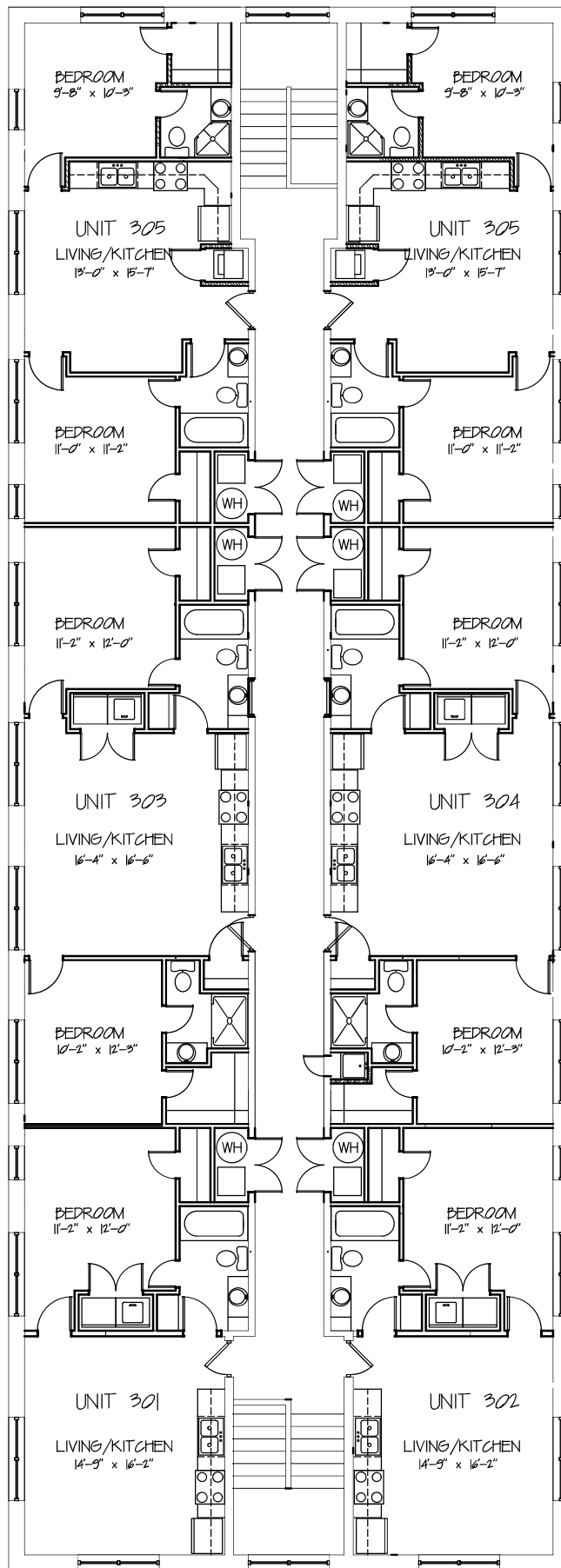
FIRST FLOOR PLAN



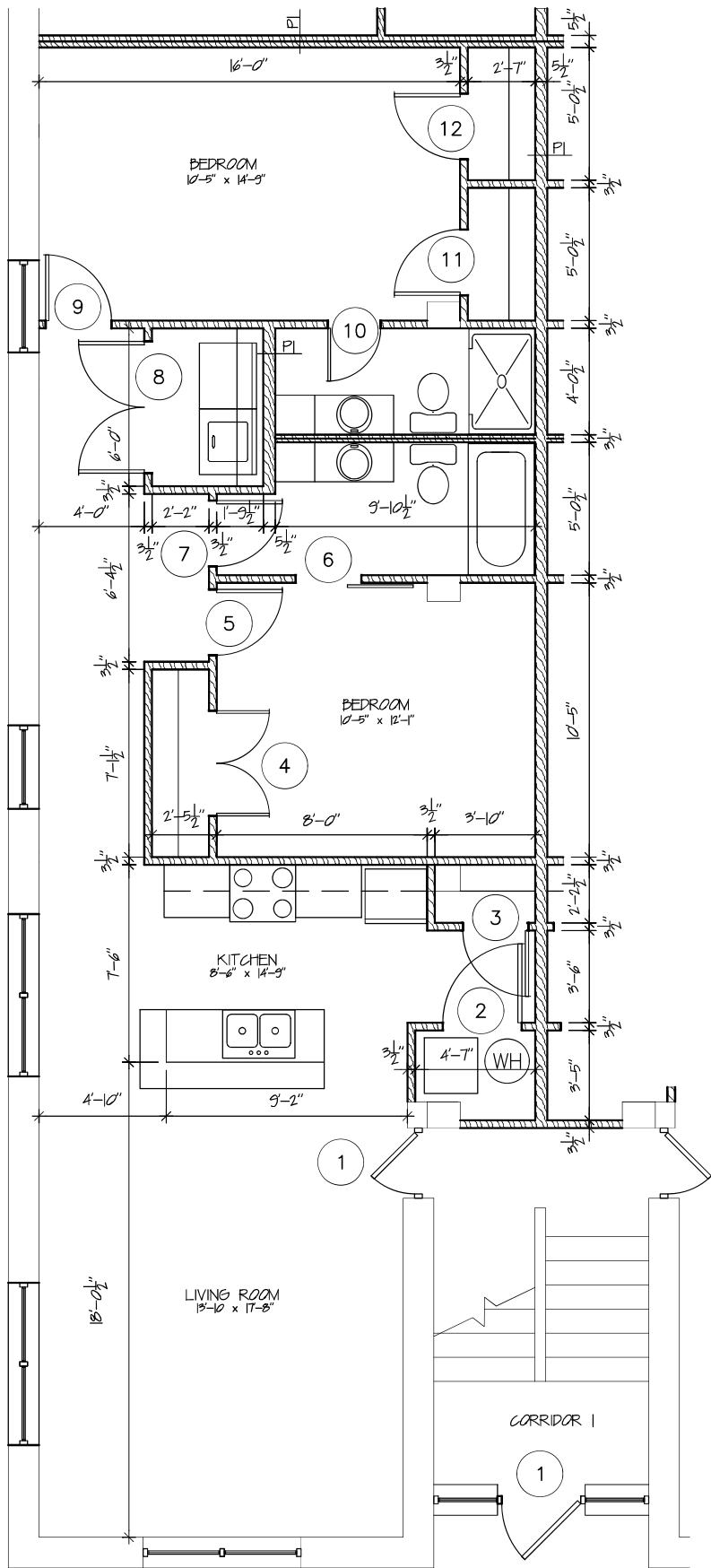


SECOND FLOOR PLAN

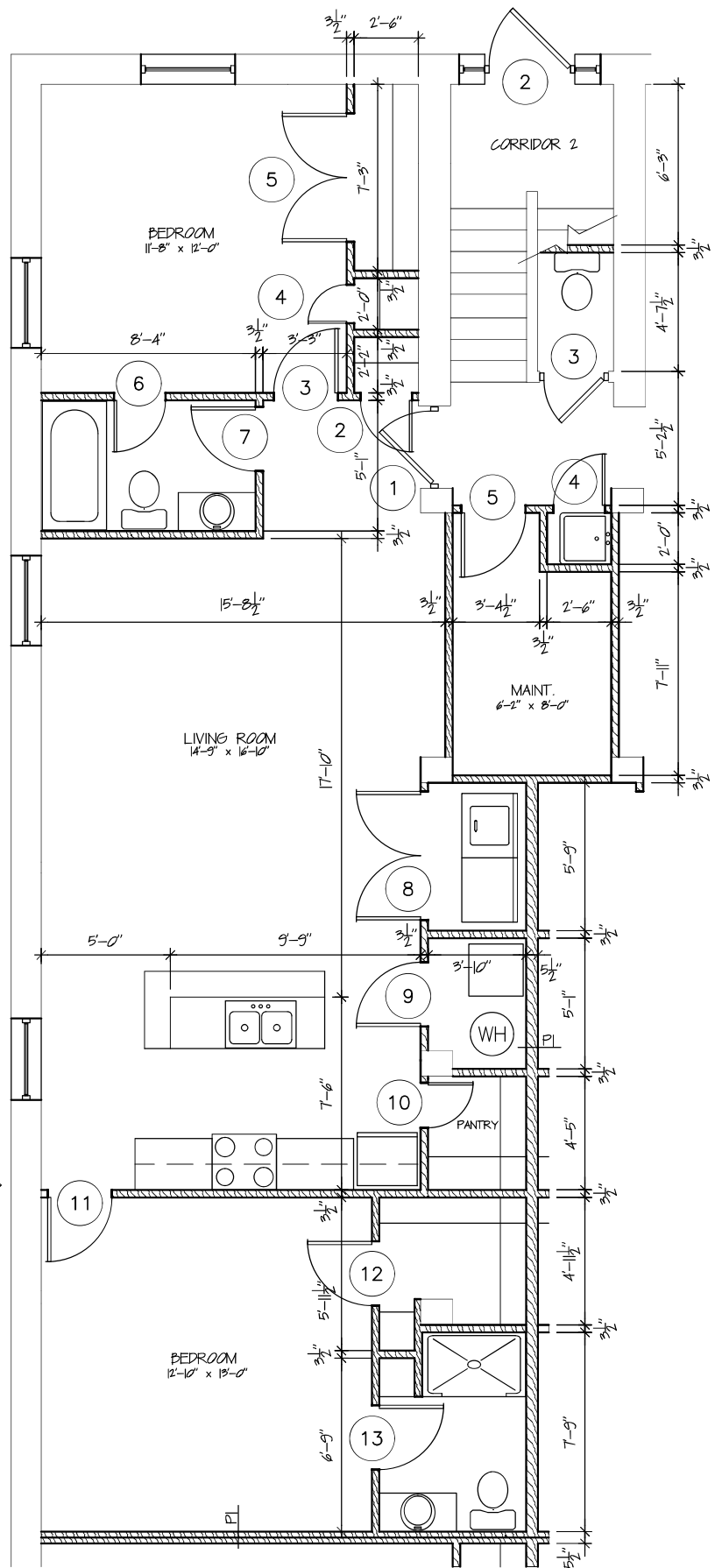




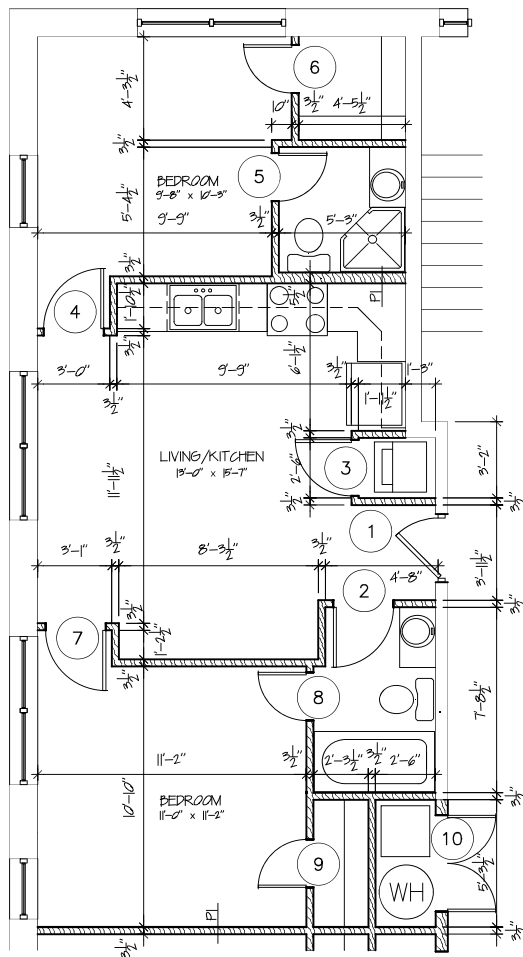
THIRD FLOOR PLAN



UNIT L1
FLOOR PLAN

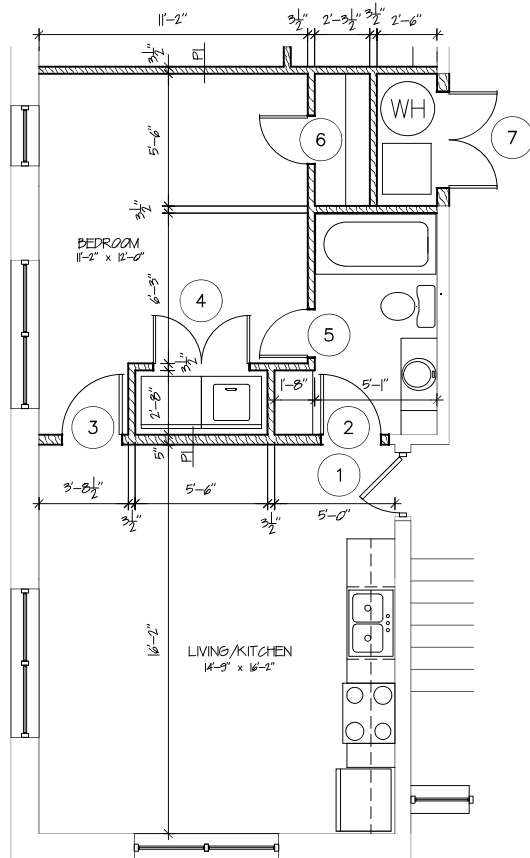


UNIT L3
FLOOR PLAN

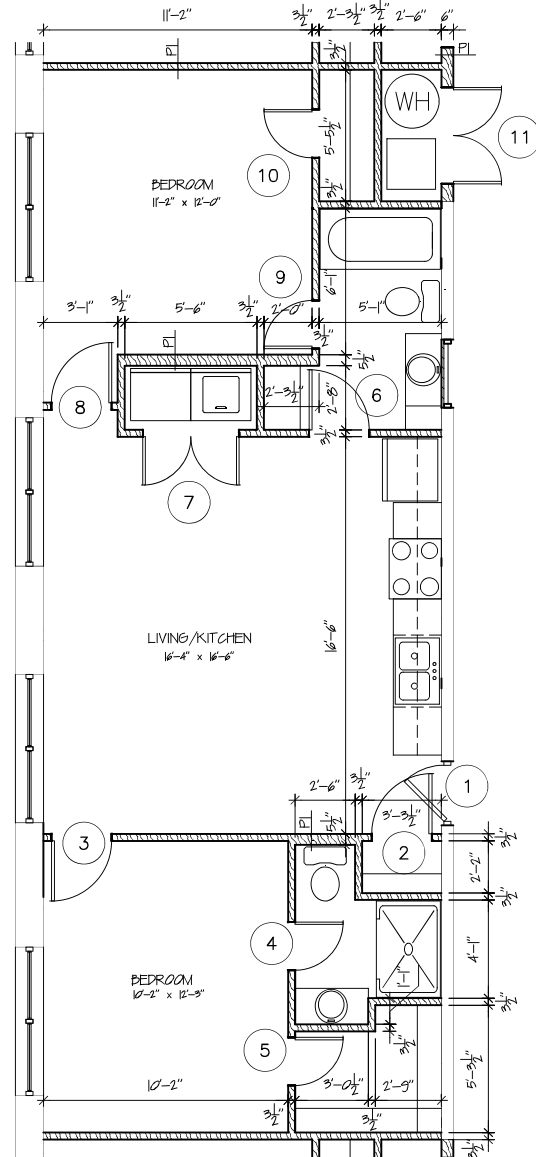


UNIT 105/205/305
FLOOR PLAN

1/4" = 1'-0"



UNIT 101/201/301
FLOOR PLAN



UNIT 103/203/303
FLOOR PLAN

Exhibit H
[ESTIMATED CONSTRUCTION COSTS]

BUDGET

Beverly Lofts - No Tax Abatement

525 - 529 E. Cherry St, Springfield, MO

RENOVATION COST

Quantity	Description	Per Unit	Total
22	Appliances	3,000.00	66,000.00
1	Application Fees	5,000.00	5,000.00
1	Architect & Engineering	40,000.00	40,000.00
1	Asbestos Abatement	2,500.00	2,500.00
22	Cabinets	2,000.00	44,000.00
1	City Utilities Install	30,000.00	30,000.00
22	Cleaning - Final	250.00	5,500.00
1	Concrete Cutting	5,000.00	5,000.00
1	Concrete - Labor	10,000.00	10,000.00
1	Concrete - Materials	10,000.00	10,000.00
1	Construction Period Interest	30,000.00	30,000.00
1	Construction Supervision/Contracting	50,000.00	50,000.00
1	Construction Utilities	6,000.00	6,000.00
1	Contingency	75,000.00	75,000.00
22	Counter Tops	1,250.00	27,500.00
22	Curtain Rods	100.00	2,200.00
2	Doors - Exterior Entry	2,000.00	4,000.00
22	Doors - Lofts	1,500.00	10,000.00
22	Door Knobs, Stops etc.	250.00	5,500.00
30	Dumpster & Haul Off	425.00	12,750.00
22	Electrical	5,272.73	116,000.00
22	Electrical Fixtures	1,000.00	22,000.00
2	Environmental Studies	0.00	0.00
1	Fire Alarm System	10,000.00	10,000.00
1	Fire Sprinkler	75,000.00	75,000.00
1	Flooring - Concrete Polishing	6,500.00	6,500.00
0	Flooring - Refinish Labor	0.00	0.00
13,875	Flooring - Install - Labor Wood	2.00	27,750.00
13,875	Flooring Materials - WOOD	3.00	41,625.00
22	Framing Labor	1,375.00	30,250.00
1	Framing Labor - Structure	5,000.00	5,000.00
1	General Labor	75,000.00	75,000.00
22	Hardware	1,250.00	27,500.00
1	Historic Consultant	15,000.00	15,000.00
22	HVAC	6,500.00	143,000.00
22	Insulation	1,200.00	26,400.00

1	Insurance	10,000.00	10,000.00
1	Interior Excavation	1,000.00	1,000.00
1	Iron Work	2,500.00	2,500.00
1	Legal Fees	20,000.00	20,000.00
22	Lumber	1,400.00	30,800.00
2	MailBox	1,250.00	2,500.00
1	Masonry - Labor	30,000.00	30,000.00
1	Masonry - Supplies	1,000.00	1,000.00
1	Paint Removal	2,500.00	2,500.00
22	Painting Labor	2,500.00	55,000.00
22	Painting Supplies	750.00	16,500.00
1	Permits	5,000.00	5,000.00
22	Plumbing Labor & Material	6,500.00	143,000.00
9	Porta Pottie	80.00	720.00
1	Professional Fees	3,000.00	3,000.00
1	Rental Equipment	7,500.00	7,500.00
1	Roofing	50,000.00	50,000.00
1	Sand Blasting	1,500.00	1,500.00
22	Sheet Rock - Labor	4,000.00	88,000.00
22	Sheet Rock Material	2,000.00	44,000.00
22	Shelving & Bath Fixtures	500.00	11,000.00
0	Structural Steel	0.00	0.00
1	Supplies & Equipment	10,000.00	10,000.00
1	Survey	1,000.00	1,000.00
9	Temp Fencing	200.00	1,800.00
38	Tile - Materials	400.00	15,200.00
38	Tile - Install Labor	400.00	15,200.00
22	Trim - Materials	400.00	8,800.00
22	Trim Carpentry - Labor	1,500.00	33,000.00
1	Video Camera System	6,500.00	6,500.00
1	Window Install - Labor	35,000.00	35,000.00
1	Windows	65,000.00	65,000.00
TOTAL			1,778,995.00

Acquisition & Other Exterior Cost

Quantity	Description	Per Unit	Total
1	Acquisition 1/2 for 519 & 525 Lots	183,250.00	183,250.00
1	Sidwalks etc	10,000.00	10,000.00
1	LANDSCAPING	5,000.00	5,000.00
1	Parking lot Improvements	35,000.00	35,000.00
1	Gate and Fence	15,000.00	15,000.00
			0.00
TOTAL			248,250.00

Grand Total 2,027,245.00

EXHIBIT I

[OPERATING EXPENSES/INCOME]

Year 3 - Stabilized 2020

2020

Projections

INCOME:	stabilized
Apartments	\$ 174,000.00
Gross Income	\$ 174,000.00
Less Vacancy 5%	\$ 8,700.00
Adjusted Gross Income	\$ 165,300.00
EXPENSES:	
Real Estate Taxes (No Abatement)	(12,736)
Insurance -- Apartments	(6,612)
Reserves -- Apartments	(3,306)
Utilities	(9,918)
Advertising	(2,810)
Maintenance	(18,183)
Management Fee	(13,224)
Total Expenses	\$ (66,789.00)
Net Operating Income	\$ 98,511.00
Less Debt Service	(\$67,788.36)
Cash Flow	\$ 30,722.64

Unit Rental Information

Rents/mo.:	TOTAL	EACH	# UNITS	SQ. FEET	PRICE/ SQ. FOOT/MO
2 BED/ 2 BATH- Basement L-1, L-2	\$1,700.00	\$850.00	2	1,000	0.85
2 BED/ 2 BATH- Basement L-3, L-4	\$1,700.00	\$850.00	2	1,000	0.85
1 BED/ 1 BATH - 101, 201, 301	\$3,000.00	\$500.00	6	572	0.87
2 BED/ 2 BATH - 103, 203, 303	\$4,350.00	\$725.00	6	810	0.90
2 BED/ 2 BATH - 105, 205, 305	\$3,750.00	\$625.00	6	650	0.96
Residential Totals Monthly		\$14,500.00			

EXHIBIT K

SOURCES & USES OF FUNDS

SOURCES & USES OF FUNDS - PHASE I			
USES OF FUNDS			
Acquisition Cost 519 & 525 E. Cherry			
Lots Combined	\$	375,000.00	
- Less 519 E.Cherry Lot	\$	187,500.00	
Net acquisition - Phase I Lot	\$	187,500.00	
Soft Cost - Renovation	\$	91,000.00	
Hard Cost - Renovation	\$	1,748,745.00	
Combined Total Cost Phase I	\$	2,027,245.00	
<i>*See Exhibit H for complete Renovation Budget</i>			
SOURCES OF FUNDS			
FHTC Equity:	\$	284,639.20	FHTC: 20%
SHTC Equity:	\$	409,168.85	FHTC Price Est.: 0.80
Total Est. HTC Equity:	\$	693,808.05	
Developer Cash into Project	\$	421,176.70	SHTC: 25%
Combined Developer Equity	\$	1,114,984.75	SHTC Price Est.: 0.92
Construction Loan - Central Bank	\$	912,260.25	
Total Loans + Equity	\$	2,027,245.00	
Loan Terms: Central Bank: 4.25% Interest rate fixed for 5 year with a 20 year amortization.			