

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 985 - Project # P2-20-00203

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning: R-60

Proposed Zoning: RMF-R

TAX ID# A18660 and A18659 CITY ELECTION WARD # 4

Legal Description of Property: 3121 Boulder Ave, WOLF SUBD, S34, T01N, 75E, LOT 14, W2 LT 14 and 3125 Boulder Ave, WOLF SUBD, S34, T01N, 75E, LOT 13, E2 LT 13

Address or General Location (If unknown, contact City Engineering): 3121 Boulder Ave and 3125 Boulder Av

Size of Parcel (Area & Dimensions): 20,750 sq. ft each lot, 40,500 sq. ft. total

Present Land-Use: Residential Single family homes

Proposed Land-Use: Mult. family, planning 4 plexes, duplex options

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Edith Nelson

(Recorded Owner)
2832 Beartooth Dr. Billings, MT 59102
(Address)

(Phone Number) (email)

Agent(s): Rob Pasquavalle

(Name)
2923 Broadway Dr., Laurel, MT 59044
(Address)

(Phone Number) 706-591-1399 (email) rob.pasquavalle.com

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: Edith Nelson Date: 9-3-2020
(Recorded Owner)



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TAX ID# A18660 and A18659 CITY ELECTION WARD # 4

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(Recorded Owner)
7832 Bear Tooth Dr. Billings, MT 59102
(Address)

(Phone Number) (email)

Agent(s): Rob Pasquavella

(Name)
2923 Broadway Dr., Laurel, MT 59044
(Address)

(Phone Number) 706-591-1399 (email) rob.pasquavella@rentals.com

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: Edith Nelson Trustee / noDell Nelson date: 9-3-2020
(Recorded Owner)



Rob Pasquarello
2923 Brookway Dr.
Laurel, MT 59044
Tel 406-591-1399

September 3, 2020

SUBJECT: Enclosed Proposed Zone Change from R60 to RMF-R 3121/3125 Boulder Ave

To: Whom it May Concern,

I am proposing a zone change for these two properties so we can move forward with some planned renovations and construction of new multifamily apartment building(s). The current zoning only allows multi-family by special review approval. The proposed zoning of RMF-R would allow more flexibility for our re-development plans. There are two homes on the lots right now (one on each ½ acre lot). These two homes have both been used as rental properties since the 1960s. We are currently evaluating our options to add multi-family units at 3121 and 3125 Boulder Avenue.

We believe curb and gutter should be added in this area to provide a safe route to school for those children attending Boulder Elementary, only a half block away. As part of any future project, we will add curb, gutter and sidewalk and 3 trees near the street. If the City would rather we wait until later, we will waive our right to protest a future curb, gutter and sidewalk SID. We are totally on board with safe routes to school.

The houses need some work, especially 3125 Boulder. The front steps, windows and siding are in poor condition. There is interior water damage in the basement that needs remediation. Realtor Brem Fellman and the neighbors who attended the pre-planning meeting all advised me that there have been multiple problems with the tenants that have resided at these two houses over the years. My wife and I manage our own rentals. We have a thorough screening process, complete regular inspections and will obtain high quality tenants for this neighborhood.

This is an infill project. The rear half of these lots is currently being used for nothing, and while both yards have been mowed they are burning up. By adding nice new buildings and/or a combination of renovating the old we will increase the value of the nearby real estate and use this open land. We have done this before on the west end. At 532 Hurdle Circle, we purchased 30 total units 4 years ago. We replaced the roofs, siding, most windows, resurfaced the parking lot and renovated the interiors. We have received many compliments from the people who own single family homes across the street. They enjoy having us as neighbors. We believe the residents on Boulder will feel the same way about us in the future.

All the people who attended the pre-planning meeting clearly advised they did not want more multi-family in the area. However, this is already a heavily populated multi-family

area. This will allow us to service our diverse population. Every person living on the block acknowledged these houses have been used as rentals for many years, need work and there have been major issues with the quality of tenant in the past. They made it clear they would rather not see more multi-family.

If the zoning is approved, we will improve the buildings, the yards, add curb, gutter, sidewalk and to add quality tenants to this area. We will also add significant tax revenue to the area.

Photos of the property, the layout and heights of the buildings we plan to build will follow.

Sincerely,



Rob Pasquarello
406-591-1399

Enc.

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** R-60
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: RMF-R, 40,500 square feet - total of the 2 lots
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** 3121 Boulder Avenue, WOLF SUBD, S34, T02 N, R25 E, Lot 14, W2 LT 14 and 3125 Boulder Ave, WOLF SUBD, S34, T02 N, R25 E, LOT 13, E2 LT 13
5. **Neighborhood Task Force Area:** Yes // No . If Yes, Name of Task Force and mailing address of Chairperson: Howard Holz
6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
7. **A copy of the meeting notice.** please attach to this form
8. **A brief synopsis of the meeting results.** please attach to this form
9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 1st, day of September, 2020
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Edith Nelson Telephone: _____

Address: 2832 Bearcreek Drive Email: _____
Billings, MT 59102

Agent (s): Rob Pasquavella Telephone: 406-591-1399

Address: 7977 Brookway Dr. Email: robperknrentals.com
Laurel, MT 59044

August 29, 2020

Dear Mr. Pasquarello,

I am opposed to the potential zone change proposed for my neighborhood.

I have several concerns including an unsafe increase in traffic and crime, lower property values, and the damage to the charming neighborhood feel of the west half of Boulder Avenue that would occur by turning two small homes into eight or more larger housing units.

I have sincere concerns over the unavoidable increase in automobile traffic that would arise by turning two homes into eight or more homes. Our street—which has no sidewalk—is heavily used as a walking route for school children at Boulder Elementary. We recently saw the re-zoning and development of a different lot on the block and subsequent increased traffic. The street was not designed or intended to safely move this volume of automobile traffic.

It can be noted that Boulder Avenue is already a blend of multi-family and single-family homes—comprised of modest single-family homes on the west half of the block and large multi-family units on the east half. I do not think this is reason or precedent for the proposed zone change. I feel that such a shift in home composition would undesirably impact the feeling and aesthetic of the neighborhood. The houses on the lots proposed for re-zone fit naturally with their neighbors—they are low-rise, quaint and simple homes which are perfect for the young family or first-time homeowner.

Additionally, multi-unit dwellings are regularly associated with increased crime rates and calls for police assistance, as well as lower property values for surrounding single-family dwellings.

Please consider alternate plans to upgrade the existing single-family homes as rental properties. We don't want more multi-family dwellings on our street.

Sincerely,

Yngwie Ohm
Sel
Rafedad Guerrero
June John
Bouctan
Moed A. Balaf
Michelle
Mark White

Attended Meeting

- ~~3142~~ ^{ATTENDED MEETING} - Angelica Johnson
- 3181 - Jason Flick
& Amie
- 3146 - Mark Halley
- 3145 - Buzz Tolliver
- 3126 - Shawn Callahan
- 3107 - Soledad Guerrero
& Jesse Hidalgo
- 3133 - Matt Schatzke
& Beth

Boulder Ave.

Rob Pasquarello
3031 Grand Avenue #146
Billings, MT 59102
Tel 406-591-1399

August 25, 2020

Dear Neighbor,

We are going to have a meeting on September 1, 2020, 6:00 PM at 3125 Boulder Avenue to discuss the potential zone change of 3121 and 3125 Boulder Avenue.

The legal owner of the properties is Edith Nelson, 2832 Beartooth Dr., Billings, MT 59102. The full legal description of 3121 Boulder Avenue is: WOLF SUBD, S34, T01 N, R25 E, Lot 14, W2 LT 14. The full legal description of 3125 Boulder Avenue is: WOLF SUBD, S34, T01 N, R25 E, Lot 13, E2 LT 13

We are considering changing the zoning on these properties to Residential Multi-family Restricted. A map of the properties is enclosed. Each property is 20,250 square feet. The total combined square feet of these properties is 40,500.

Sincerely,


Rob Pasquarello

Enc.



Brem Fellman

For Sale By Fellman's @ Metro Realtors LLP
2029 Grand Avenue
Billings, MT 59102

September 23, 2020

Billings City Council and Planning

Hello,

I recently received an opportunity to market and sell 2 properties located at 3121 and 3125 Boulder Avenue. When talking to the owner of the properties, we discussed that the homes have a large unused land tract to the North of each home and throughout our conversations decided the highest and best use for both properties would be for future city development with an infill project in mind.

The seller appreciated this idea since she's had concerns over the condition of each home as they've been utilized as rental properties since the mid 1960's. The owner also indicated that she's had several challenges with past tenants which brought her to the decision to sell.

We came up with the idea for marketing the homes to someone with a development strategy in mind and believe that this could help improve the overall quality of the neighborhood. Since the vacant land isn't being utilized to it's fullest potential, we began to get excited when we found a buyer who shared our vision for the property who also has a long-term goal of improving the living experience for Billings residents.

We are very excited for what this project could mean to the City of Billings and its residents. It would give close walking access for families to Boulder School and all of the amenities the neighborhood offers. Please consider this letter as my support for the vision the buyer has for this property and improvement to the neighborhood. This could prove to be an exciting opportunity for both the City of Billings and community.

Sincerely yours,

-Brem Fellman



PREMIER HOME INSPECTION LLC

406-698-2875

premierinspec@gmail.com

<https://montanahomeinspections.net>



RESIDENTIAL REPORT

3121-3125 Boulder Ave
Billings MT 59102

Rob Pasquarello

SEPTEMBER 7, 2020



Inspector

Douglas Corbridge

Certified Inspection Expert; interNACHI;
FHA Fee Inspector; Certified Professional
Inspector

406-698-2875

premierinspec@gmail.com



Agent

Brem Fellman

Metro Realtors, LLP

(406) 860-2223

brem@bresnan.net

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SUMMARY



MAINTENANCE ITEM



RECOMMENDATIONS



SAFETY HAZARD/IMMEDIATE
ATTENTION

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.2.3 Roof - Roof Drainage Systems: Gutter Damaged
- ⊖ 2.2.4 Roof - Roof Drainage Systems: Gutters Missing
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Minor Hail Damage
- ⚠ 3.1.2 Exterior - Siding, Flashing & Trim: Missing
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Water Damaged Siding
- ⊖ 3.1.4 Exterior - Siding, Flashing & Trim: Paint
- ⊖ 3.2.1 Exterior - Exterior Doors: Weatherstripping
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Concrete Cracking
- ⊖ 3.4.2 Exterior - Decks, Balconies, Porches & Steps: Loose Railing
- ⊖ 3.4.3 Exterior - Decks, Balconies, Porches & Steps: Spalling
- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Fascia - Rotted
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Heaving/Settling
- ⊖ 4.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Gap
- ⊖ 4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Odor
- ⊖ 4.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Water Intrusion
- ⊖ 4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Floor sloping
- ⊖ 5.1.1 Heating - Equipment: Near End of Service Life
- ⊖ 5.1.2 Heating - Equipment: Needs Servicing/Cleaning
- 🔧 5.1.3 Heating - Equipment: Annual service
- ⊖ 7.2.1 Plumbing - Drain, Waste, & Vent Systems: Bathtub - Poor drainage
- ⊖ 7.2.2 Plumbing - Drain, Waste, & Vent Systems: Cast Iron Drain Pipe
- ⚠ 7.2.3 Plumbing - Drain, Waste, & Vent Systems: Drain Line Leaking
- ⊖ 7.2.4 Plumbing - Drain, Waste, & Vent Systems: No Drain Present
- ⊖ 7.2.5 Plumbing - Drain, Waste, & Vent Systems: Slab on Grade
- ⚠ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Faucet leaks

- ⊖ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Corrosion
- ⊖ 7.6.1 Plumbing - Sump Pump: Inoperable
- ⊖ 7.6.2 Plumbing - Sump Pump: Sump
- ⚠ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Breaker Incorrectly Wired
- ⊖ 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Federal Pacific Panel
- ⊖ 8.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Inadequate Load
- ⊖ 8.2.4 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- ⊖ 8.2.5 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: No Ground Wire
- ⊖ 8.2.6 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: No Main Disconnect
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- ⊖ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Junction box cover(s) missing
- ⊖ 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Open Ground Outlets
- ⊖ 8.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Not Operable
- ⊖ 8.5.1 Electrical - GFCI & AFCI: Recommend GFCI Installation
- ⊖ 8.6.1 Electrical - Smoke Detectors: Change Batteries
- ⊖ 8.6.2 Electrical - Smoke Detectors: Smoke/CO Detectors
- ⊖ 9.4.1 Attic, Insulation & Ventilation - Exhaust Systems: No bathroom vent fans.
- ⊖ 10.1.1 Doors, Windows & Interior - Doors: Binding
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Broken Glass
- ⊖ 10.2.2 Doors, Windows & Interior - Windows: Hail Damage
- ⊖ 10.2.3 Doors, Windows & Interior - Windows: Locking Hardware
- ⊖ 10.2.4 Doors, Windows & Interior - Windows: Missing or damaged Screen
- ⊖ 10.2.5 Doors, Windows & Interior - Windows: Painted Shut
- ⊖ 10.2.6 Doors, Windows & Interior - Windows: Window Operation
- ⊖ 10.2.7 Doors, Windows & Interior - Windows: Wood Deterioration
- ⊖ 10.2.8 Doors, Windows & Interior - Windows: Paint Peeling
- ⊖ 10.2.9 Doors, Windows & Interior - Windows: Air and Light
- ⊖ 10.3.1 Doors, Windows & Interior - Floors: Floor Structure
- ⊖ 10.3.2 Doors, Windows & Interior - Floors: Damaged
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Minor Cracks
- ⊖ 10.4.2 Doors, Windows & Interior - Walls: Moisture Damage
- ⚠ 10.4.3 Doors, Windows & Interior - Walls: Water Damage/Mold
- ⊖ 10.4.4 Doors, Windows & Interior - Walls: Patching
- ⚠ 10.5.1 Doors, Windows & Interior - Ceilings: Water Damage
- ⊖ 10.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Handrail
- ⊖ 11.2.1 Built-in Appliances - Refrigerator: No Power
- ⊖ 11.3.1 Built-in Appliances - Range/Oven/Cooktop: Exhaust System Missing

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant

Style

Ranch, Bungalow

Temperature (approximate)

42 Fahrenheit (F)

Type of Building

Multi-Family

Weather Conditions

Light Rain

2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Roof, Ladder, Eave

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

Recommendations

2.1.1 Coverings

DAMAGED (GENERAL)



General damaged noted including Hail damage and damaged shingles on all 3 roofs. Recommend further evaluation by a qualified roofing professional.

Recommendation

Contact a qualified roofing professional.





2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Recommended DIY Project



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

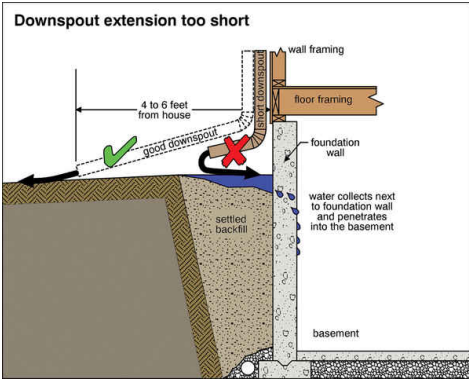
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend adjusting downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project





2.2.3 Roof Drainage Systems

Recommendations

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend repair.

Recommendation

Contact a qualified professional.

2.2.4 Roof Drainage Systems

Recommendations

GUTTERS MISSING

BACK HOUSE

Gutters and downspouts missing on the house. Installation recommended to keep water away from structure. Water can damage the soffit and siding and weaken the foundation/footings.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			X
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Asbestos, Stone Veneer, Shake, Composition Wood

Siding, Flashing & Trim: Siding Style

Applied, Shakes, Clapboard

Exterior Doors: Exterior Entry Door

Metal, Wood

Walkways, Patios & Driveways: Driveway Material

Gravel

Decks, Balconies, Porches & Steps: Appurtenance

Patio, Front Steps

Decks, Balconies, Porches & Steps: Material

Concrete

Recommendations

3.1.1 Siding, Flashing & Trim

MINOR HAIL DAMAGE

3121

Siding showed areas of minor hail damage. Recommend sealing.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

 Safety Hazard/Immediate Attention

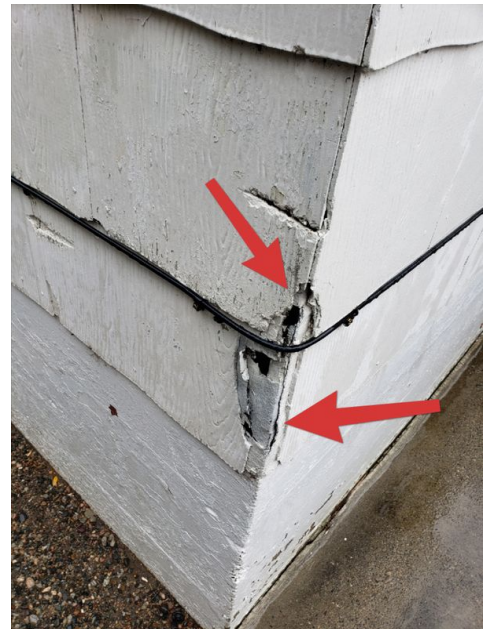
MISSING

3125

Siding corner cover at some corners of the house. Water intrusion and water damage possible. Recommend repair.

Recommendation

Contact a qualified professional.



3.1.3 Siding, Flashing & Trim

 Recommendations

WATER DAMAGED SIDING

Water damaged/rotted siding noted. These areas have been painted/sealed over. Repair may eventually be needed.

Recommendation

Contact a qualified professional.

3.1.4 Siding, Flashing & Trim

 Recommendations

PAINT

Paint peeling or missing. Recommend sealing all areas of exposed wood to help prevent further water damage.

Recommendation

Contact a qualified professional.

3.2.1 Exterior Doors

 Recommendations

WEATHERSTRIPPING

3121

Front Door is missing adequate weatherstripping at the side. Air and light entering. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation

Recommended DIY Project



3.4.1 Decks, Balconies, Porches & Steps

CONCRETE CRACKING

3125

Concrete cracking at the back patio. Recommend sealing to help prevent water intrusion and further cracking. Repair may eventually be needed.

Recommendation

Contact a qualified professional.



3.4.2 Decks, Balconies, Porches & Steps

LOOSE RAILING

Railing is loose on front steps. Safety hazard. Recommend repair.

Recommendation

Contact a qualified professional.



3.4.3 Decks, Balconies, Porches & Steps

SPALLING

Concrete spalling and cracking noted at the front steps. This loosening the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials or lack of gutters. Repair may eventually be needed.

Recommendation

Contact a qualified professional.





3.5.1 Eaves, Soffits & Fascia

FASCIA - ROTTED

3121

One or more sections of the fascia or rake board are rotted. Repair will eventually be needed. Possible hidden damage.

Recommendation

Contact a qualified professional.

 Recommendations



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
4.1	Foundation	X			X
4.2	Basements & Crawlspace	X			X
4.3	Floor Structure	X			X
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Visual

Foundation: Material

Concrete, Slab on Grade

Floor Structure: Material

Wood Joists

Floor Structure: Sub-floor

Plank

Floor Structure:

Basement/Crawlspace Floor
Concrete

Roof Structure & Attic: Material

Wood, Plank, Plywood

Roof Structure & Attic: Type

Gable

Recommendations

4.1.1 Foundation

HEAVING/SETTLING



Recommendations

The basement floor slab slopes indicating movement/heaving due to soil movement. This is caused by soil's expanding when absorbing moisture due to negative drainage, lack of gutters, ground water or broken pipes.

Recommendation

Contact a qualified professional.

4.1.2 Foundation

GAP

3125



Recommendations

Gap in front foundation wall. Possible water intrusion into basement. Recommend sealing.

Recommendation

Contact a qualified professional.



4.2.1 Basements & Crawlspaces

Recommendations

ODOR

There was a musty smell in the basement at the time of inspection. This smell can be an indication of past water intrusion. Possible hidden damage.

Recommendation

Contact a qualified professional.

4.2.2 Basements & Crawlspaces

Recommendations

WATER INTRUSION

Evidence of past water intrusion at base of the wall in Sw basement room. Possible organic substance and hidden damage. Dry at the time of inspection.

Recommendation

Contact a qualified professional.



4.3.1 Floor Structure

Recommendations

FLOOR SLOPING

Basement concrete Floor slopes to the west wall in the SW room. Cracks and sloping are an indication of past settlement. This can be the result of negative drainage.

5: HEATING

		IN	NI	NP	R
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys			X	
5.5	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Brand

Rheem

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air

Normal Operating Controls: Thermostat locations

Located on the wall in the hallway 3125, living room 3121.

Distribution Systems: Ductwork

Non-insulated

Distribution Systems: Attic

Ducts located in the attic.

AFUE Rating

80+/-

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Age

3125 Unit manufactured in September of 1986.

3121 Unit manufactured in February of 1999.

Typical life span of a furnace is 20 to 25 years depending on usage and maintenance.

Distribution Systems: Asbestos

- What appears to be asbestos is visible on some ductwork. For information on asbestos hazards in the home, visit <https://www.epa.gov/asbestos/protect-your-family>

Recommendations

5.1.1 Equipment

NEAR END OF SERVICE LIFE



Both Furnaces are at or near the end of the projected service life. Replacement can be expected soon.

Recommendation

Contact a qualified HVAC professional.

5.1.2 Equipment

NEEDS SERVICING/CLEANING



Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

5.1.3 Equipment

ANNUAL SERVICE



Recommend HVAC technician annually service furnace.

Recommendation

Contact a qualified professional.

6: COOLING

		IN	NI	NP	R
6.1	Cooling Equipment			X	
6.2	Normal Operating Controls			X	
6.3	Distribution System			X	
6.4	Presence of Installed Cooling Source in Each Room			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Window Units

Window Air Conditioners or swamp coolers were not inspected. No representation made to the working order of these unit(s).

7: PLUMBING

		IN	NI	NP	R
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			X
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Systems, Controls, Flues & Vents	X			X
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Basement

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

Iron, PVC, Steel

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls, Flues & Vents: Location

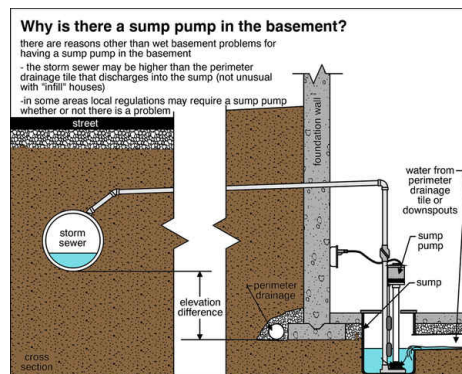
Washer/Dryer Area, Basement

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Sump Pump: Location

Basement, Under Stairs



Main Water Shut-off Device: Main water shut off

Basement in 3125. Kitchen in 3121.



Basement



Kitchen

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Age

A.O. Smith Unit manufactured in August of 2017.

Rheem unit manufactured in May of 2013.

Average service life of a water heater is 10 to 12 years depending on usage.

Tankless around 20 years.

Recommendations

7.2.1 Drain, Waste, & Vent Systems

BATHTUB - POOR DRAINAGE

3125

Bathtub had poor drainage. Recommend clearing drain line.

Recommendation

Contact a qualified professional.



Recommendations



7.2.2 Drain, Waste, & Vent Systems

**CAST IRON DRAIN PIPE**

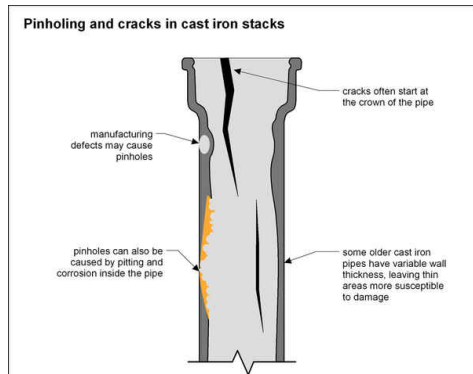
3125

Deferred Cost: There are portions of the plumbing system with older cast iron piping. Expect unexpected repairs in any older original plumbing.

Recommend scoping main drain line.

Recommendation

Contact a qualified plumbing contractor.



7.2.3 Drain, Waste, & Vent Systems

**DRAIN LINE LEAKING**

Drain line in the kitchen of 3125 has significant leaking. Bathroom drain line in 3121 is leaking. Recommend repair.

Recommendation

Contact a qualified professional.



3121



3125



3125

7.2.4 Drain, Waste, & Vent Systems

NO DRAIN PRESENT

BOTH HOUSES

No drains were present in area with water heater and/or washing machine. Water damage or flooding possible. Recommend installing a water sensor alarm or pan under water heater and washing machine.

Recommendations

Recommendation

Contact a qualified professional.

7.2.5 Drain, Waste, & Vent Systems

SLAB ON GRADE

3121

Main drain piping not visible.

Recommendation

Recommended DIY Project

Recommendations

7.3.1 Water Supply, Distribution Systems & Fixtures

FAUCET LEAKS

3121

Kitchen Sink faucet leaks from handle and is leaking under the sink. Recommended repair.

Recommendation

Contact a qualified professional.

Safety Hazard/Immediate Attention



7.4.1 Hot Water Systems, Controls, Flues & Vents

 Recommendations

CORROSION

3121

Corrosion was noted at the burn chamber or pipe fittings. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



7.6.1 Sump Pump

 Recommendations

INOPERABLE

Sump pump was inoperable at the time of inspection. Recommend qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



7.6.2 Sump Pump

 Recommendations

SUMP

Sump Pump is being used to expell water from washing machine. This can cause debris to plug pump if not filtered out. Flooding possible if pump fails.

Recommendation

Contact a qualified professional.

8: ELECTRICAL

		IN	NI	NP	R
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			X
8.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Laundry Room, Stairwell

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
Unknown

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer, Federal Pacific

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, Fabric/Cloth

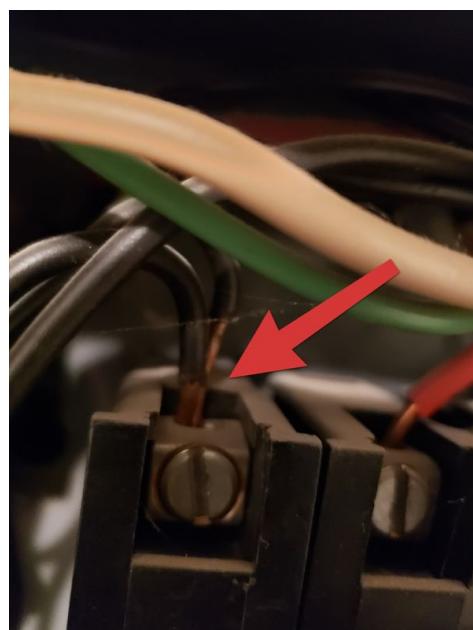
Carbon Monoxide Detectors: Plug In
3125
May not be present after closing.

Recommendations

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 **Safety Hazard/Immediate Attention**

BREAKER INCORRECTLY WIRED
3121



Circuit breaker was incorrectly wired / installed. There is a double tap on a 20 AMP breaker that poses a safety hazard. Recommend that a licensed electrician repair. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white]wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.

Recommendation

Contact a qualified electrical contractor.

8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device



FEDERAL PACIFIC PANEL

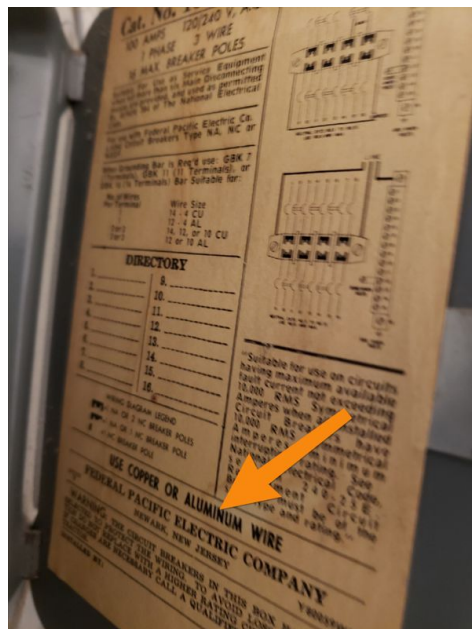
There is a Federal Pacific Electric service panel in the utility room of 3121 and stairwell of 3125. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue by searching "Federal Pacific Stab-Lok Panels". **Strongly advice replacing panel. Some insurance** companies will not insure a home with a Federal Pacific panel.

Recommendation

Contact a qualified electrical contractor.



3121



3121



3125



3121

8.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendations

INADEQUATE LOAD

Less than 100 amps is generally considered inadequate by todays standards. Many insurance companies will not insure a home with electrical service less than 100 amps. Unable to determine amperage for houses.

Recommendation

Contact a qualified electrical contractor.

8.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendations

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend labeling all breaker locations.

Recommendation

Recommended DIY Project

8.2.5 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendations

NO GROUND WIRE

Missing ground wire or not visible. Recommend qualified electrician verify ground is installed.

Recommendation

Contact a qualified electrical contractor.

8.2.6 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendations

NO MAIN DISCONNECT

3121

There is no main disconnect for electrical service. Advise considering upgrading electrical panel and having a main shut off breaker installed. Some insurance companies will not insure a property without a main shutoff breaker. Current standards usually require a main shutoff if there are more than 6 breakers in a panel.

Recommendation

Contact a qualified electrical contractor.

8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED



One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Recommended DIY Project

8.4.2 Lighting Fixtures, Switches & Receptacles

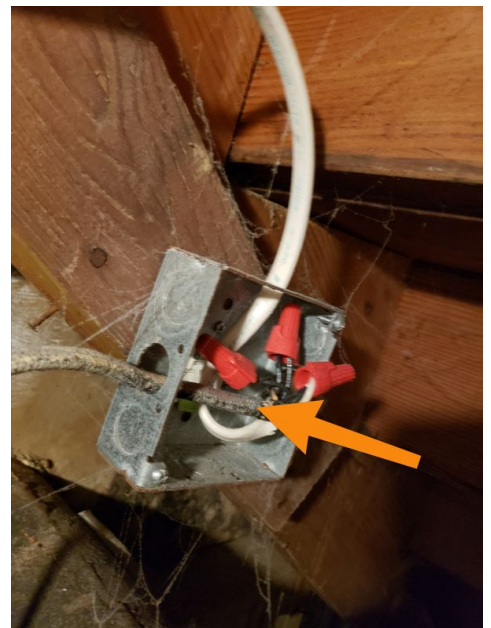
JUNCTION BOX COVER(S) MISSING

UNDER STAIRS IN 3125

Junction Box Cover(s) missing.. This is a potential shock, fire or electrocution hazard. Repair.

Recommendation

Contact a qualified electrical contractor.



8.4.3 Lighting Fixtures, Switches & Receptacles

OPEN GROUND OUTLETS

BOTH HOUSES

Open ground (2-wire or hot/neutral reverse) outlets present in the house. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices. Note: you can not ground an ungrounded outlet without running a new ground wire to the outlet. Installing a GFCI will protect you but not your TV, computer, etc. Surge protectors may offer some protection for your devices.

Recommendation

Contact a qualified electrical contractor.



8.4.4 Lighting Fixtures, Switches & Receptacles

NOT OPERABLE

Outlet not operable in basement laundry room inside closet.



Recommendation

Contact a qualified professional.



8.5.1 GFCI & AFCI

RECOMMEND GFCI INSTALLATION

Recommend installing in kitchen of both houses.

Recommendation

Contact a qualified professional.

 Recommendations

8.6.1 Smoke Detectors

CHANGE BATTERIES

Recommend changing batteries in all smoke detectors and install new if detectors are 10 years or older.

Recommendation

Recommended DIY Project

 Recommendations

8.6.2 Smoke Detectors

SMOKE/CO DETECTORS

Smoke-carbon monoxide combination detector(s) recommended near utilities and bedrooms.

Recommendation

Recommended DIY Project

 Recommendations

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)			X	
9.3	Ventilation	X			
9.4	Exhaust Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal

Vinyl venting is a fire hazard and should be replaced with metal.

Flooring Insulation

None

Attic Insulation: R-value

19

Attic Insulation: Depth

4 to 6 inches.

Ventilation: Ventilation Type

Gable Vents

Exhaust Systems: Exhaust Fans

None

Attic Insulation: Insulation Type

Fiberglass, Batt, Cellulose, Loose-fill



Recommendations

9.4.1 Exhaust Systems

NO BATHROOM VENT FANS.

No operable exhaust fan in bathroom with shower. Even if a window that opens exists, this may not be adequate ventilation during the cold weather. Recommend installing properly vented bathroom exhaust fan.

Recommendation

Contact a qualified professional.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
10.1	Doors	X			X
10.2	Windows	X			X
10.3	Floors	X			X
10.4	Walls	X			X
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings	X			X
10.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet, Hardwood, Linoleum, Laminate

Walls: Wall Material

Paneling, Drywall

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets:

Countertop Material

Laminate

Countertops & Cabinets:

Cabinetry

Laminate, Wood

Recommendations

10.1.1 Doors

BINDING

Door binds in frame in basement SW room. This can be an indication of settlement.

Recommendation

Contact a qualified professional.



10.2.1 Windows

BROKEN GLASS

3125

Two basement windows and two living room windows have broken or cracked glass. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.





10.2.2 Windows

HAIL DAMAGE

3125

West side window has hail damage to the vinyl on outside trim. Recommend repairing vinyl damage.

Recommendation

Contact a qualified professional.



10.2.3 Windows

LOCKING HARDWARE

Some window locks are missing or do not latch or do not latch properly in both houses. Recommend repair.

Recommendation

Contact a qualified professional.



10.2.4 Windows

MISSING OR DAMAGED SCREEN

 Recommendations

Some window screens missing or damaged. Recommend replacement.

Recommendation

Recommended DIY Project

10.2.5 Windows

PAINTED SHUT

 Recommendations

One or more windows are painted or swollen shut. Recommend windows be restored to functional use.

Recommendation

Recommended DIY Project

10.2.6 Windows

WINDOW OPERATION

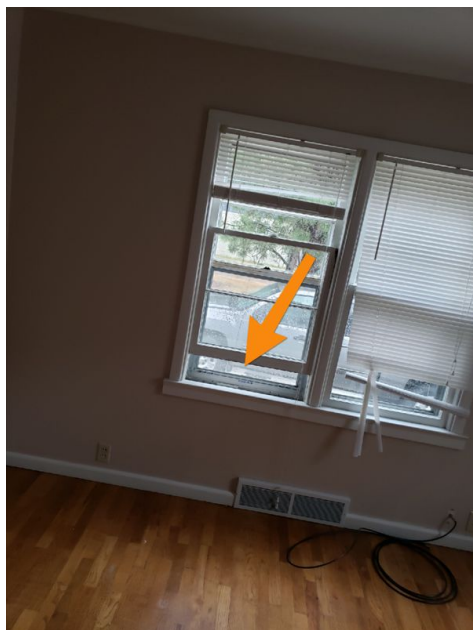
 Recommendations

3125

Window in living room is damaged and will not close.. Recommend repair.

Recommendation

Contact a qualified window repair/installation contractor.



10.2.7 Windows

WOOD DETERIORATION

 Recommendations

3125

Wood deterioration and possible wood rot noted at the bottom frame board of the north windows. Repair may eventually be needed.

Recommendation

Contact a qualified professional.



10.2.8 Windows

PAINT PEELING

Recommendations

Peeling paint at exterior windows. Recommend sealing to help prevent further water damage.

Recommendation

Contact a qualified professional.

10.2.9 Windows

AIR AND LIGHT

Recommendations

Air and light entering at east basement room windows. Recommend sealing.

Recommendation

Contact a qualified professional.



10.3.1 Floors

FLOOR STRUCTURE

Recommendations

Upstairs floor slopes or sags. This is usually the result of the age and framing design of the building.

10.3.2 Floors

DAMAGED

Recommendations

3121

Floor is damaged in the living room.

Recommendation

Contact a qualified professional.



10.4.1 Walls

MINOR CRACKS

Recommendations

Minor settlement cracks at the corners and above or under windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age.

Recommendation

Contact a qualified professional.

10.4.2 Walls

MOISTURE DAMAGE

Recommendations

3121AT TOP OF WATER HEATER CLOSET OUTSIDE WALL

Stains and damage on the wall visible at the time of the inspection appeared to be the result of moisture intrusion. Dry at the time of inspection. Source of moisture should be identified and corrected.

Recommendation

Contact a qualified professional.



10.4.3 Walls

WATER DAMAGE/MOLD

Safety Hazard/Immediate Attention

Water damage and mold noted to walls inside basement stairwell. Possible hidden damage. Recommend further evaluation and repair as necessary.

Recommendation

Contact a qualified professional.



10.4.4 Walls

PATCHING

Recommendations

Moderate patching noted to walls.

10.5.1 Ceilings

WATER DAMAGE

3121

Water damage to the bathroom ceiling. Possible hidden damage including mold. Recommend further evaluation by a qualified professional and repair as necessary.

Recommendation

Contact a qualified professional.

 Safety Hazard/Immediate Attention



10.6.1 Steps, Stairways & Railings

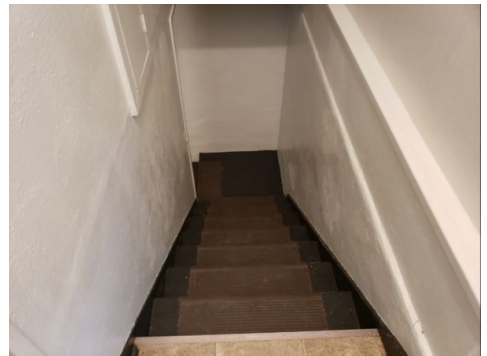
HANDRAIL

Staircase missing handrails. This is a safety hazard. Recommend installation.

Recommendation

Contact a qualified professional.

 Recommendations



11: BUILT-IN APPLIANCES

		IN	NI	NP	R
11.1	Dishwasher			X	
11.2	Refrigerator	X			X
11.3	Range/Oven/Cooktop	X			X
11.4	Garbage Disposal			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Refrigerator: Brand

Whirlpool

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Range/Oven/Cooktop:

Range/Oven Brand

Whirlpool

Range/Oven/Cooktop: Exhaust

Hood Type

None

Recommendations

11.2.1 Refrigerator

NO POWER

Refrigerator was plugged in and check for power. Not evaluated for function.

Recommendation

Contact a qualified appliance repair professional.



11.3.1 Range/Oven/Cooktop

EXHAUST SYSTEM MISSING

No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

[Here is a resource on choosing a range hood.](#)

Recommendation

Contact a qualified professional.



12: GARAGE

		IN	NI	NP	R
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener			X	
12.6	Occupant Door (From garage to inside of home)			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Floor: View Limited

Personal storage limited evaluation.

Garage Door: Material

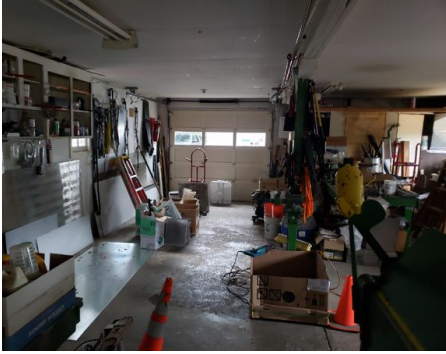
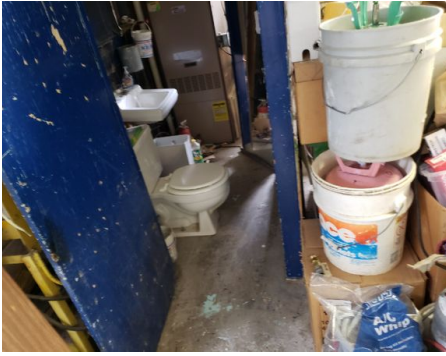
Aluminum

Garage Door: Type

Sectional

Limited Evaluation

Personal items in garages block complete inspection of all floor, wall and ceiling areas in garage.



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.



Rental Properties Owned and Managed by Rob Pasquarello









ROCKCREEK BILLINGS 81 LLC



September 28, 2020

Rob Pasquarello
Moccasin Trail Properties,
38th St. West Properties, RKN

Dear Rob:

Thank you for your inquiry to the Rock Creek partnership to see if we would consider an easement for the adjacent property you intend to purchase and develop. We would consider an easement to allow usage of our drive from your entity.

We would of course need to work out an agreement that is mutually beneficial to our apartment community, Rock Creek Apartments.

Look forward to having further discussions in regards to this matter.

Sincerely,

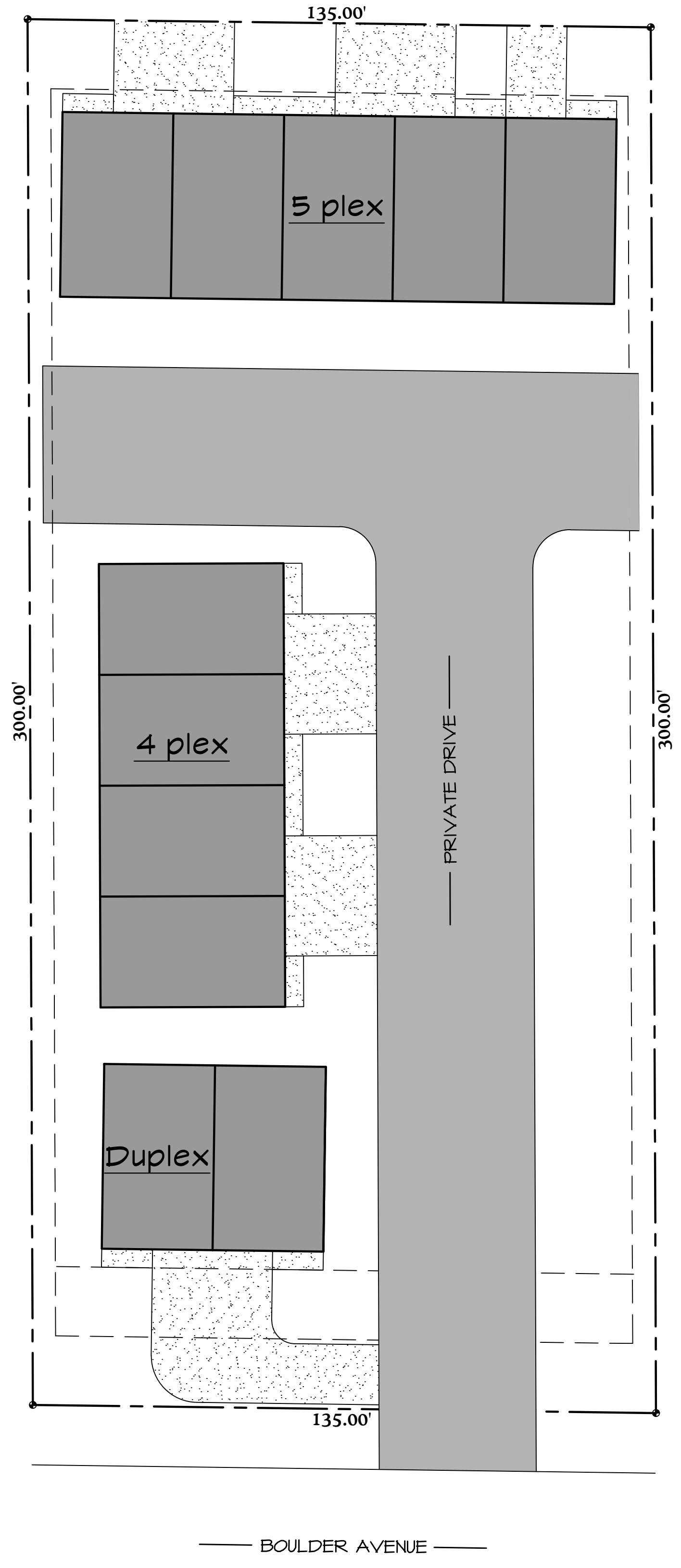
A handwritten signature in blue ink, appearing to read "Jeff Miller", written over a horizontal line.

Jeff Miller
Managing Partner

LEGAL DESCRIPTION
 EAST 1/2 OF LOT 13
 WEST 1/2 OF LOT 14
 WOLF SUBDIVISION
 40,500 S.F.

LOT COVERAGE:
 Total Lot Area: 40,500 s.f.
 Max. Lot Coverage = 55% 22,275 s.f.
 Actual Lot Coverage = 27% 11,044 s.f.

BUILDING HEIGHT:
 Max. Height = 40'-0"
 Actual Height = 27'-0"



1
A2

SITE PLAN - 9/24/20
 Scale: 1" = 20'-0"

1 1 UNITS
 .93 acres
 1 1.8 units / acre





Proposed Duplex Style