



8/16/2023 | 6:00 PM

**MUNICIPAL SERVICES CENTER, COUNCIL CHAMBER
3600 TREMONT ROAD**

If you are joining through Zoom, please click the link below to join the meeting:

<https://zoom.us/j/98181639938>

Meeting ID: 981 8163 99384

1. Consent Agenda

- a. 2245 Oxford Road (VAR-41-23) - To allow the remodeling of a front porch and the construction of two additions and a detached garage that will result in 34 percent building coverage and 58 percent development coverage, in lieu of the maximum 29 percent (30 percent existing) and 50 percent (57.6 percent existing) limits.
- b. 1480 W. Lane Avenue (DEV-04-23) - Review of an amended graphics plan for OhioHealth.

2. Variance/Conditional Uses

- a. 3846 Waldo Place (VAR-37-23) - To allow the construction of a new two-story single-family residence that does not meet the City's residential design standards.
- b. 1680 Andover Road (VAR-38-23) - To allow the construction of a front porch that encroaches 8'-4" into the 40-foot front yard setback, in lieu of the six-foot projection permitted.
- c. 1548 Cardiff Road (VAR-39-23) - To allow the construction of a front porch that encroaches 7'-8" into the 40-foot front yard setback, in lieu of the six-foot projection permitted.

3. Historic Demolition

- a. 2080 Stanford Road (#23-3339) - Review of a Certificate of Economic Hardship to allow an existing Contributing Structure in the Historic District to be demolished sooner than 180 days.

4. Zoning Map/Text Amendments

5. City Business

- a. Updates from the Community Development Department.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 16, 2023

Subject: 2245 Oxford Road (VAR-41-23) - To allow the remodeling of a front porch and the construction of two additions and a detached garage that will result in 34 percent building coverage and 58 percent development coverage, in lieu of the maximum 29 percent (30 percent existing) and 50 percent (57.6 percent existing) limits.

Site Description/History

The subject property, 2245 Oxford Road, is located on the west side of the street, between Yorkshire and Tewksbury Roads, just east of Scioto Country Club. It is irregular in shape with 70 feet of frontage, depths of 149 and 164 feet, and only 62 feet along the rear property line. It is zoned R-1c, One-Family Residence District, and platted as [Lot #22](#) in the Upper Arlington subdivision. A two-story, Colonial home sits along the 40-foot building line, several feet above the street level, and includes a two-car, rear-load attached garage. It is a Contributing Structure in the Historic District and was built in 1939. Much of the northern side of the site includes patio and hardscape. A shed and play structure is located in the rear yard, along with a mix of fencing style and heights. Two mature trees in the front yard will be preserved, as well as dense landscaping along the periphery of the site. Other existing mature landscaping is largely off-site. The property owner purchased the home in May 2017.

Proposal

The proposal includes the remodeling of an existing front porch and the construction of a new one-story breakfast room addition, a one-story exercise room addition, and a detached garage where a shed exists today. The two additions are built atop the existing hardscape on the north side of the home, will match it in terms of style and include Hardie shake siding; the first floor stone will remain while the second floor will utilize Hardie shake siding. The plan essentially "fills-in" two areas along the north side of the house. A 356-square foot detached garage is shown at the west side of the property and is only 14'-10" tall.

Zoning Code Requirements

- To allow the construction of two additions and a detached garage that will result in 34 percent building coverage, in lieu of the 29 percent maximum limit (where 30 percent is existing); and



- To allow the construction of two additions and a detached garage that will result in 58 percent development coverage, in lieu of the 50 percent maximum limit (where 57.6 percent is existing).

Alternatives

The proposed remodeling and additions will result in excess coverage of 424 square feet for building and 87 square feet for development. The new additions and detached garage are quite modest in size and generally cannot be any smaller. They are located atop the existing hardscape and replace a storage shed. Several adjoining properties appear to exceed building and development coverage limits as well.

Typically with building and development coverage variance applications, a condition related to landscaping or stormwater is considered by the Board. Due to the amount of existing landscaping on-site, Staff believes that anything more would be unnecessary.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site and discussed it with the applicant. While the proposal increases already existing nonconforming coverage limitations, the plan does not appear to be out of character with the neighborhood. The plan generally installs new habitable spaces on the existing hardscape and will not be visible from the street and adjoining property due to existing topography, fencing and landscaping. The proposed design blends extremely well with the home (Finding #4). For these reasons, Staff recommends that this variance application be approved.

Attachments

1. 2245 Oxford Road variance application
2. BZAP Staff Report Pics - 2245 Oxford Road





23-3353

Variance Application

Status: Active

Submitted On: 7/24/2023

Primary Location

Owner

Austin Underwood Piper
OXFORD 2245 COLUMBUS,
OH 43221

Applicant



Gary Alexander



614-487-0637

gary@garyjalexanderarchitect.com



1265 Neil Avenue
Columbus, Ohio 43201

BZAP Information

BZAP Case #

VAR-41-23

Status

Pending

BZAP Determination Date

08/16/2023

Vote Tally

Primary Variance

Building & Development Coverage

Findings of Fact for Approval/Denial

Variance Request

To allow the construction of a front porch, two additions and a detached garage that will result in 34 percent building coverage and 58 percent development coverage, in lieu of the maximum 29 percent (30 percent existing) and 50 percent (57.6 percent existing) limits.

BZAP conditions

Variance Information

Describe Variance Request ?

The variance request is to exceed the allowable development coverage limit from the current 57.6% to 58% of the lot area, and to exceed the allowable building coverage limit from the current 30% to 34% of the lot area.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

The unique circumstance that necessitates these variances is the design of the original house. The location of the garage requires a significant amount of pavement for vehicles to reach the rear of the property and turn 180 degrees into the garage. That is the primary reason the current house is so far over the development coverage limits. The existing 2'-0" overhangs around the entire perimeter of the house are one of the reasons the existing building coverage is so high. The overhangs alone contribute over 700 sq. ft. to the building coverage.

The existing first floor footprint of the house, while large, is very difficult to remodel to the needs of a family of six. Two identical formal rooms at the front of the house, separated from the garage and rear entry by a considerable distance result in a footprint that is difficult to update to this families' needs.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

No. The increase in the development cover is negligible. The proposed project reduces the amount of pavement on the site.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

The neighborhood will be enhanced by this project. The additions to the house are designed to blend with the character of the original house. The additions are one-story and are separated from the neighbor to the north by an existing privacy fence and tall evergreens. The detached garage, which replaces an existing shed, is located away from the residence to the south. The existing aluminum siding will be removed from the entire house and replaced with shingles. All the exterior trim will be replaced to create a more traditional look for the home.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

Yes. The detached garage could have been had a larger footprint and been taller but was limited to a one-car garage to reduce its impact. The additions to the house are small.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

This house needs updating in a number of ways. Storage for at least 3 cars are expectations of new homes of comparable value. Because of the limits of the current house, any additional square footage will require these variances.

July 20, 2023

Mr. John and Ms. Abigail McClain
2284 Club Rd.
Upper Arlington, Ohio 43221

Re: Zoning variance request for 2245 Oxford Road

Dear Mr. and Ms. McClain:

I am writing on behalf of your neighbors, Mr. Michael and Ms. Austin Piper, to inform you that we are requesting a zoning variance for a new one-car detached garage and one-story additions at their home. This request will be heard at 6:00 p.m. Wednesday, August 16, 2023 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

Gary J. Alexander, AIA

Cc: Mr. Michael and Ms. Austin Piper

Revised: May 2023

Certification of Notice

Applicant Name: Austin Underwood Piper

Location of property subject to BZAP request: 2245 Oxford Road

This application will be heard by the Board of Zoning and Planning on: August 16, 2023

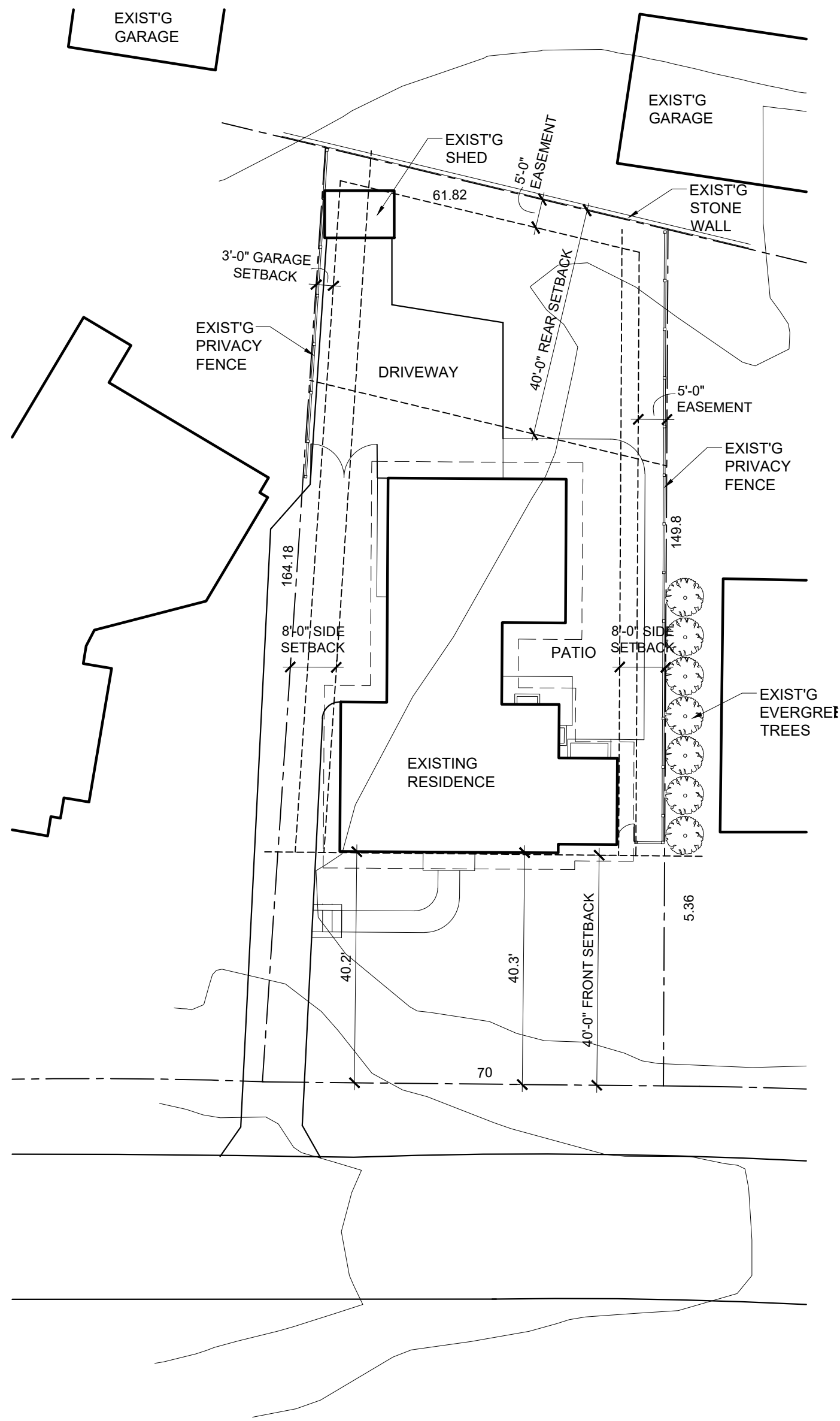
Describe activity which requires Board of Zoning and Planning review:

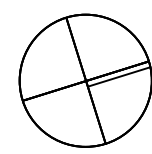
We are requesting a variance to permit the construction of a detached one-car garage, a new front porch, and one-story additions on the north side of the home.

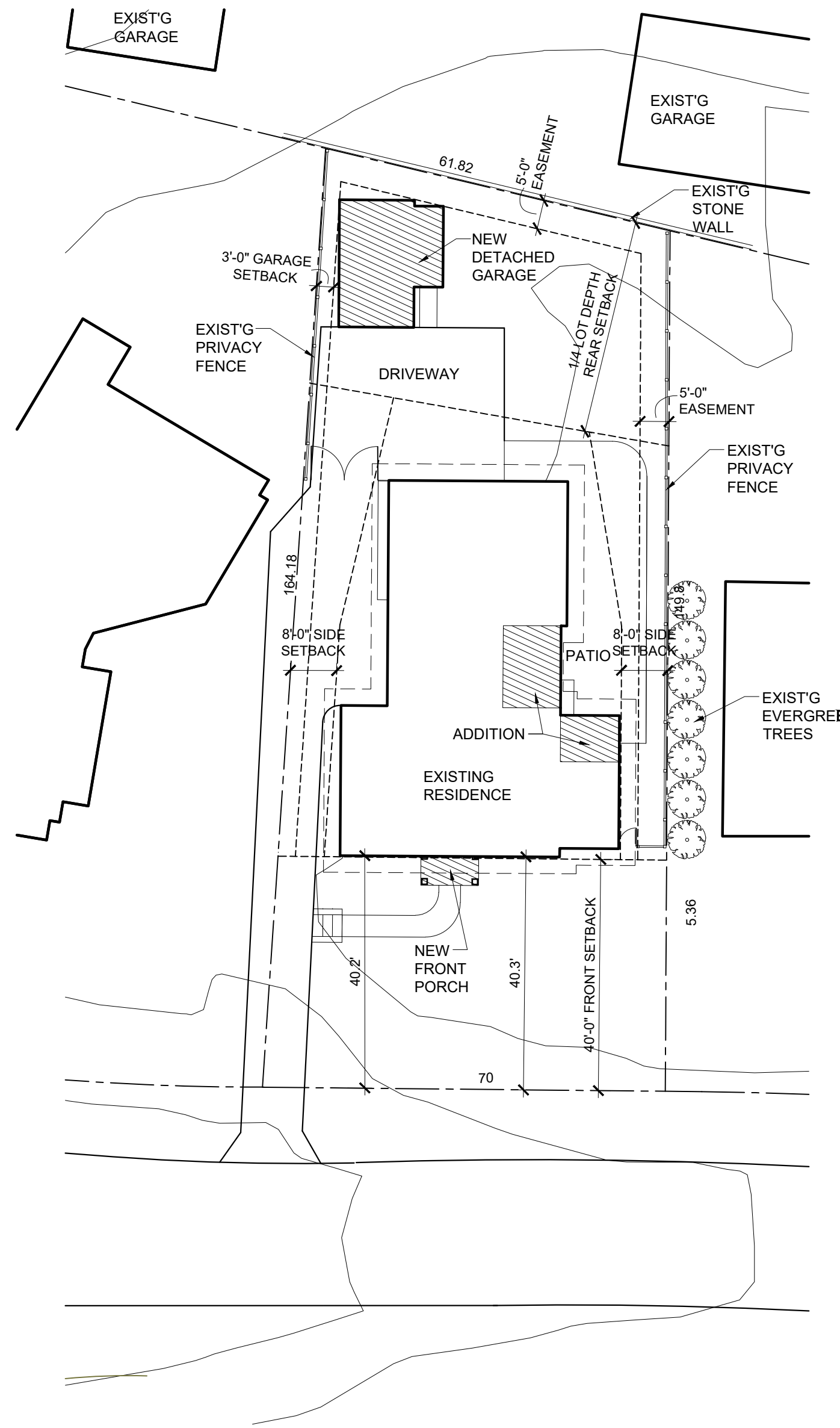
Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

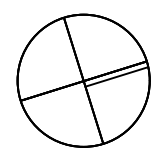
Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2225 YORKSHIRE ROAD	BRAD & SEYLA KRAMER	7019 1640 0002 2856 6513	07/21/23
2236 OXFORD ROAD	KAREN & DONALD LARSON	7019 1640 0002 2856 6520	07/21/23
2240 TEWKSBURY ROAD	KATIE & CHRISTIAN CORTS	7019 1640 0002 2856 6537	07/21/23
2261 OXFORD ROAD	WENDY HINTON & JEFFREY GOMEZ	7019 1640 0002 2856 6544	07/21/23
2257 OXFORD ROAD	DAVID GERLACH	7019 1640 0002 2856 6551	07/21/23
2251 OXFORD ROAD	2251 OXFORD ROAD LLC	7019 1640 0002 2856 6575	07/21/23
2237 OXFORD ROAD	SAFDAR KHAN & SABRINA SYKES	7019 1640 0002 2856 6582	07/21/23
2235 OXFORD ROAD	ALLISON MCDONALD	7019 1640 0002 2856 6599	07/21/23
2266 CLUB ROAD	CLAY & GAIL MARSH	7019 1640 0002 2856 6605	07/21/23
2274 CLUB ROAD	CATHERINE & MICHAEL SCOTT	7019 1640 0002 2856 6612	07/21/23
2284 CLUB ROAD	JOHN & ABIGAIL MCCLAIN	7019 1640 0002 2856 6629	07/21/23
Applicant Signature: Gary J. Alexander, AIA			Date: 07/24/23



 **SITE PLAN**
EXISTING
SCALE: 1" = 20'-0"



 **SITE PLAN**
PROPOSED
SCALE: 1" = 20'-0"

ZONING IDENTIFICATION	-	R-1C
PARCEL ID:	-	070-001066-00
LOT AREA	-	10,114 SQ. FT.
EXISTING BUILDING COVER	-	3,040 SQ. FT.
PERMITTED BUILDING COVER	-	2,933 SQ. FT.
PROPOSED BUILDING COVER	-	3,464 SQ. FT.
EXISTING DEVELOPMENT COVER	-	5,822 SQ. FT.
PERMITTED DEVELOPMENT COVER	-	5,057 SQ. FT.
PROPOSED DEVELOPMENT COVER	-	5,909 SQ. FT.
PERMITTED DETACHED GARAGE	-	646 SQ. FT.
PROPOSED DETACHED GARAGE	-	356 SQ. FT.
DETACHED GARAGE HEIGHT LIMIT	-	17'
PROPOSED GARAGE HEIGHT	-	14'-10"
EXISTING PAVEMENT COVERAGE	-	2,784 SQ. FT.
PROPOSED PAVEMENT COVERAGE	-	2,445 SQ. FT.
EXISTING BUILDING COVER OF 2'-10½" OVERHANG	-	747 SQ. FT.

ADDITION & REMODELING
THE PIPER RESIDENCE
2245 OXFORD ROAD

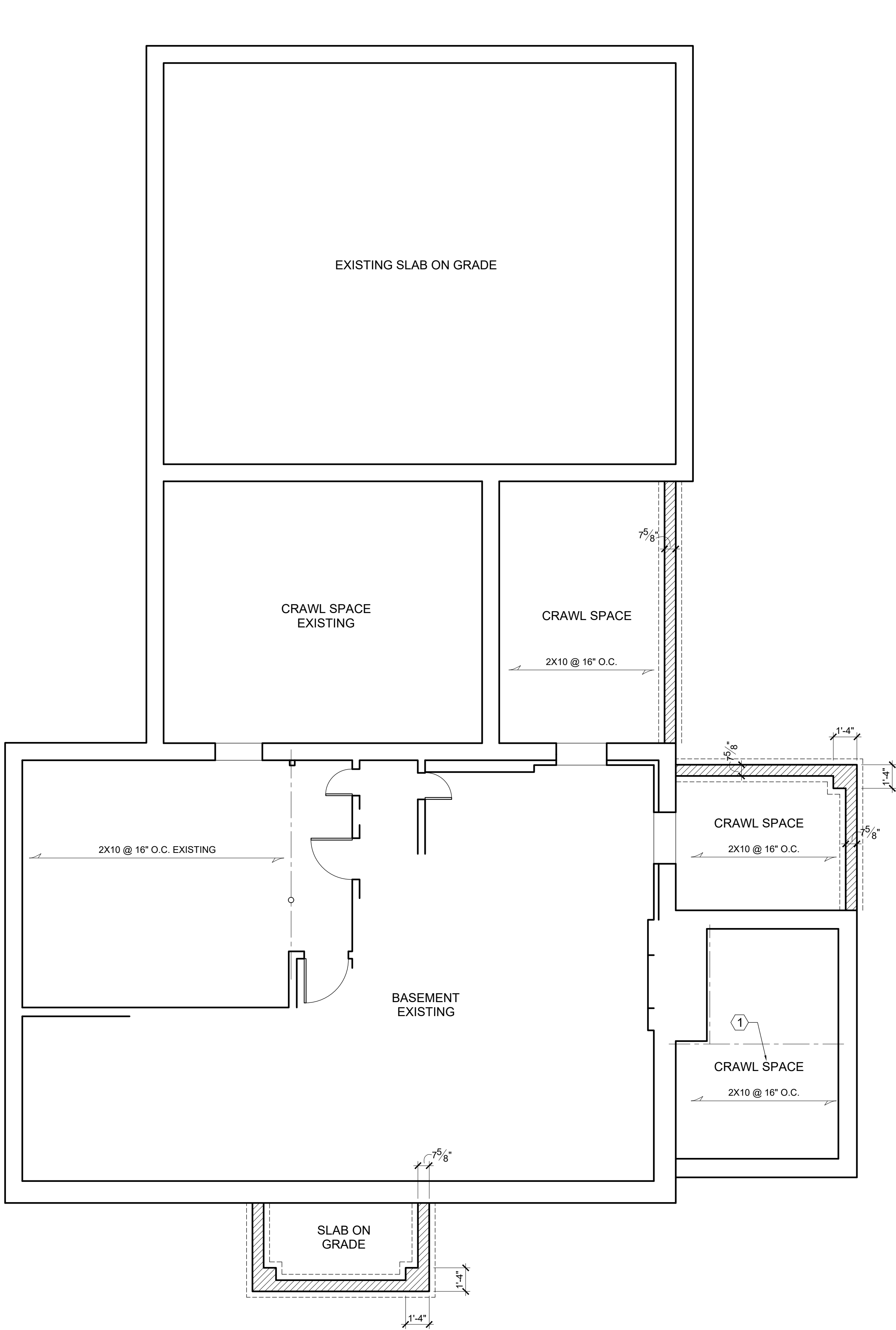
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

ZON. VAR.: 07-24-2023

A-1

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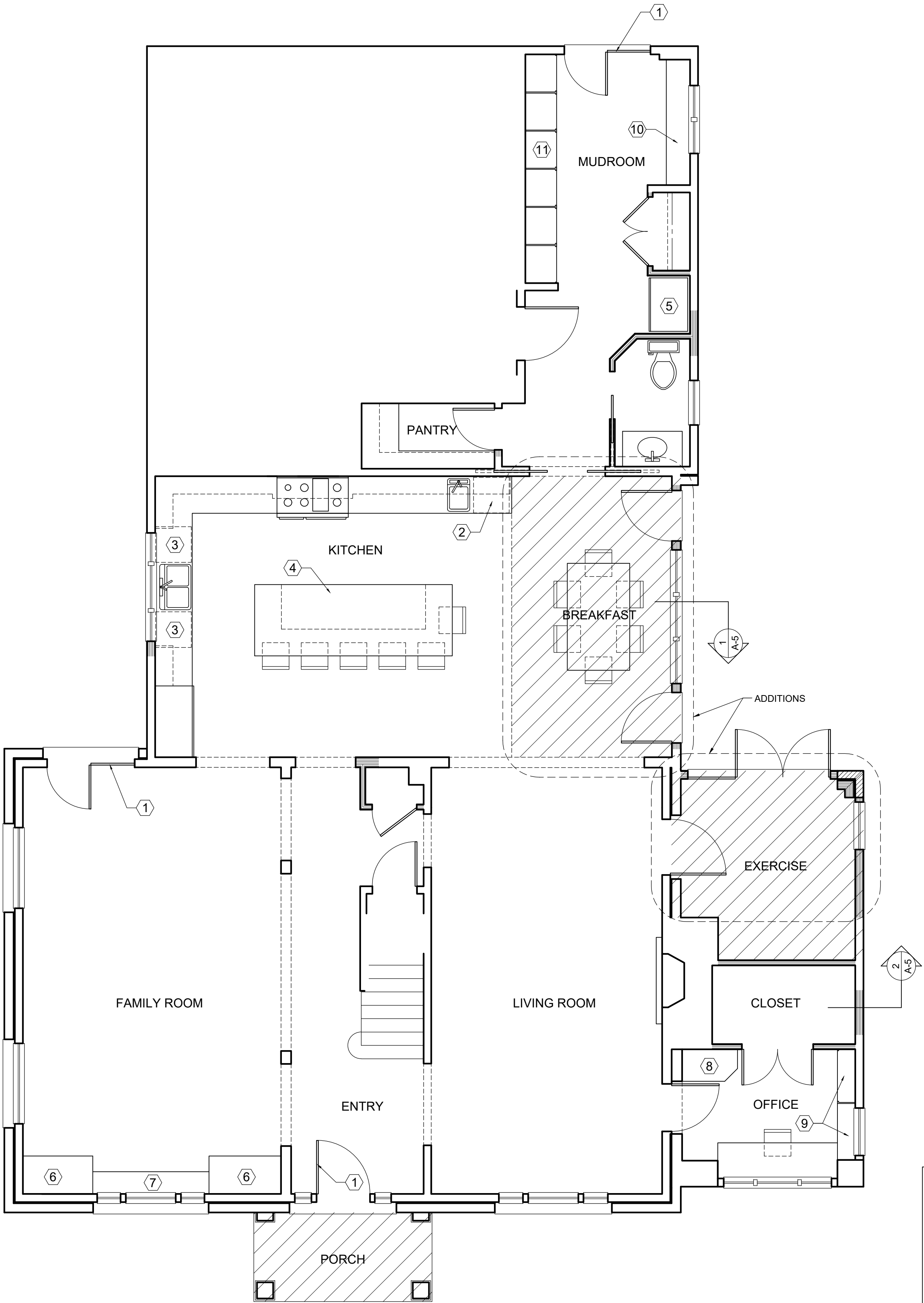


FOUNDATION/LOWER LEVEL/FIRST FLOOR FRAMING PLAN

PROPOSED
SCALE: 1/4" = 1'-0"

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FIRST FLOOR PLAN

PROPOSED
SCALE: 1/4" = 1'-0"

FIRST FLOOR TOTAL AREA - 2,431 SQ. FT.
FIRST FLOOR HEATED AREA - 1,976 SQ. FT.

- FIRST FLOOR PLAN NOTES
1. EXISTING DOOR TO BE REPLACED
 2. UNDERCOUNTER REFRIGERATOR
 3. DISHWASHER
 4. MICROWAVE IN ISLAND
 5. REFRIGERATOR
 6. FULL-HEIGHT CABINETRY
 7. WINDOW SEAT
 8. CABINETRY FOR PRINTER
 9. BOOKSHELVES
 10. BENCH
 11. LOCKERS

ADDITION & REMODELING
THE PIPER RESIDENCE
2245 OXFORD ROAD

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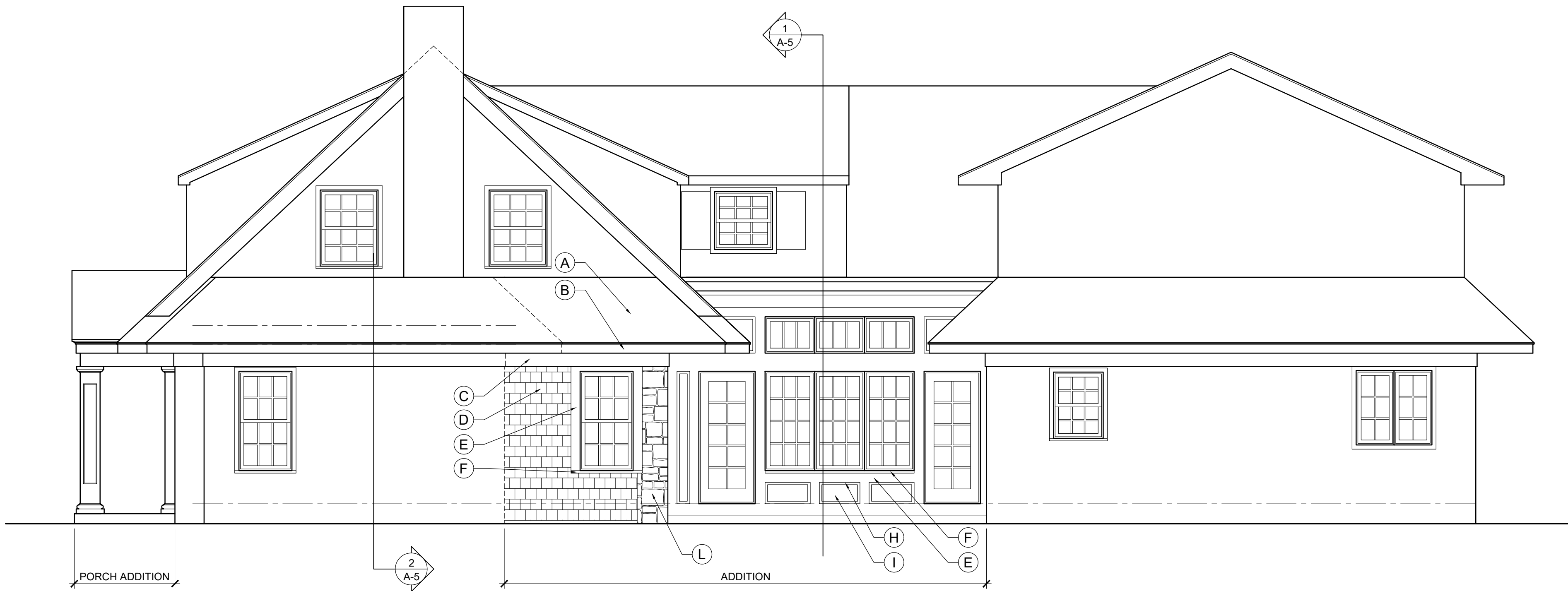
ZON. VAR.: 07-24-2023

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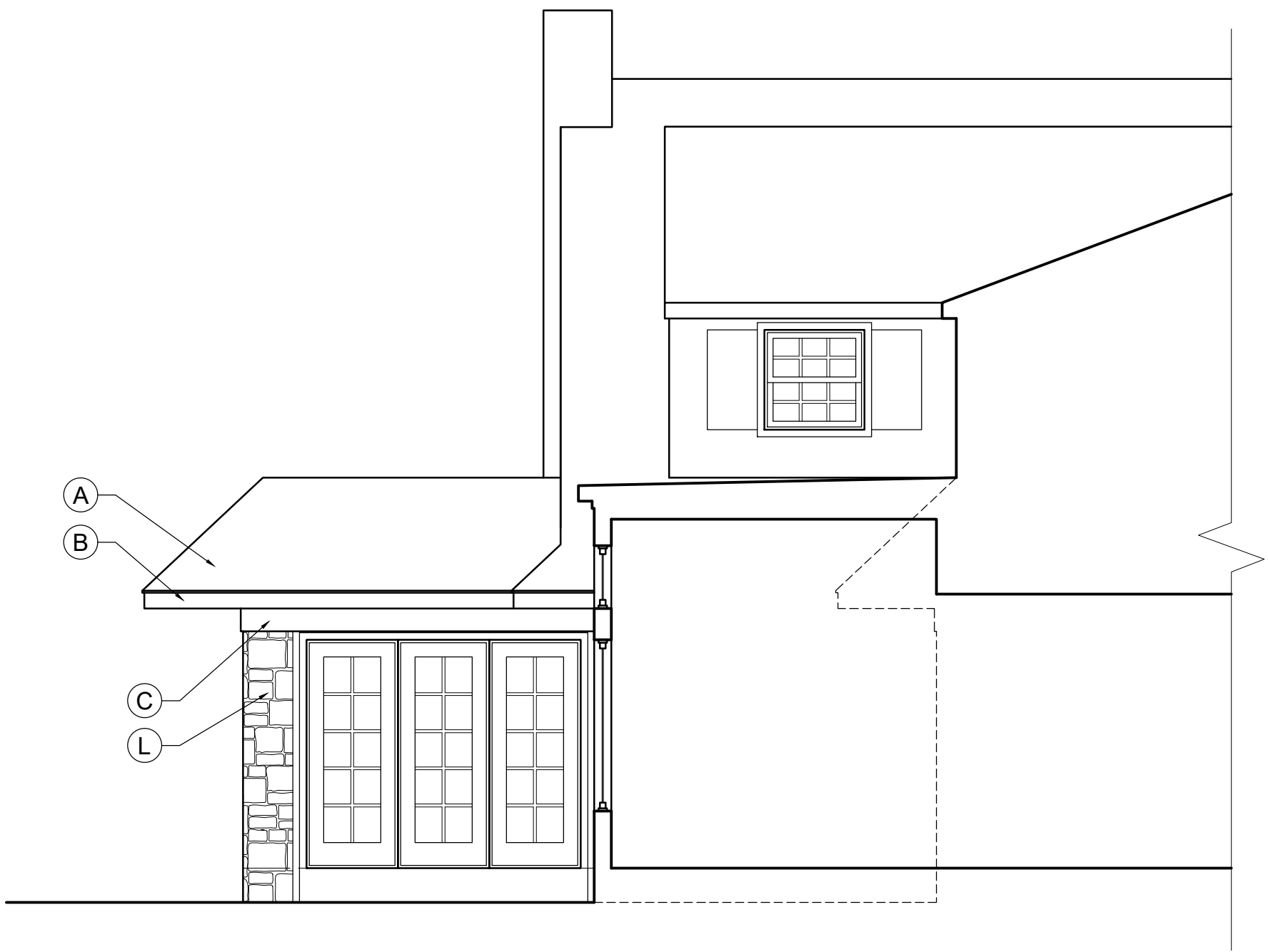
FRONT (EAST) ELEVATION

PROPOSED
SCALE: 1/4" = 1'-0"



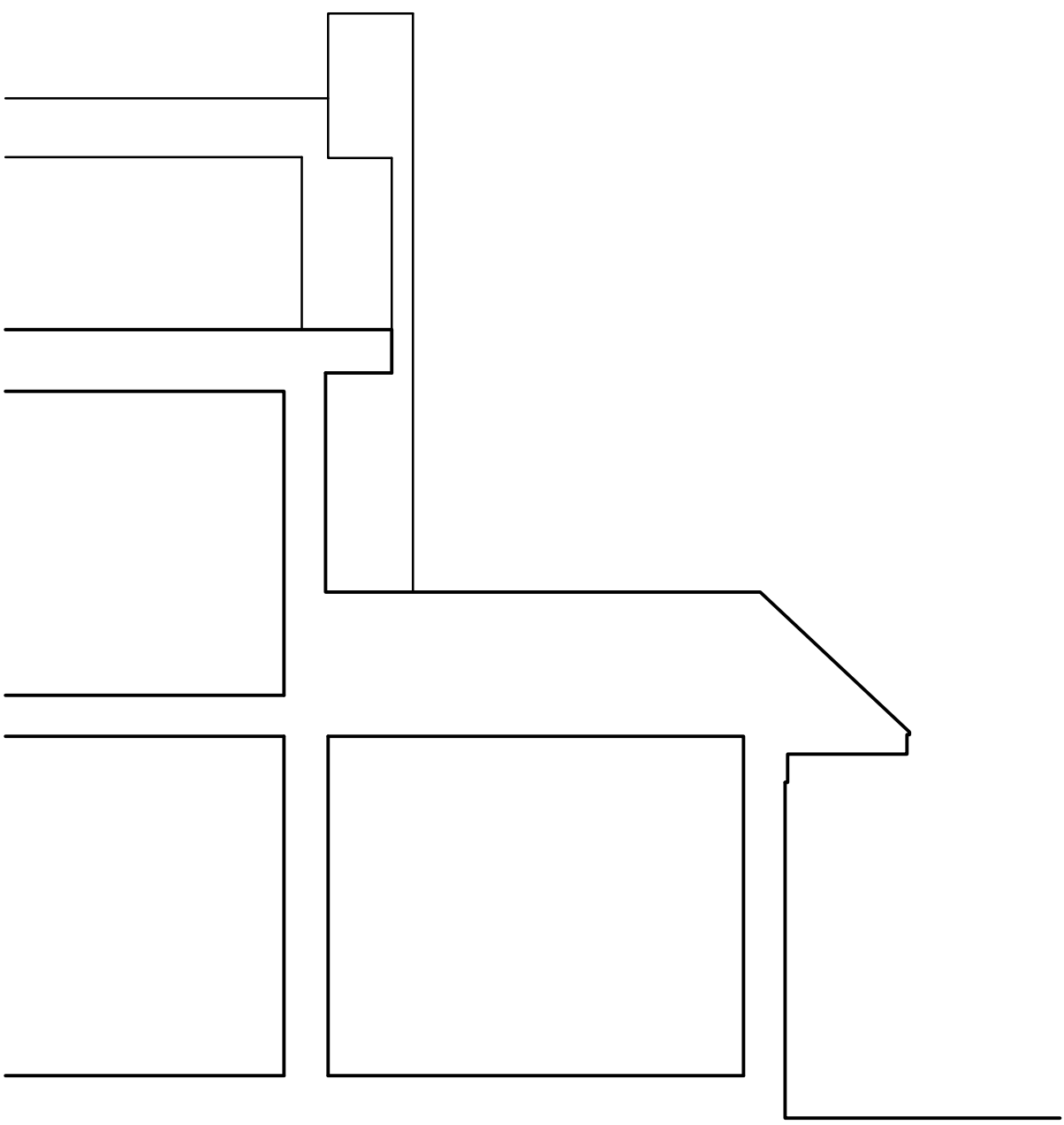
SIDE (NORTH) ELEVATION

PROPOSED
SCALE: 1/4" = 1'-0"



1 REAR (WEST) ELEVATION/SECTION

PROPOSED
SCALE: 1/4" = 1'-0"



2 SECTION

PROPOSED
SCALE: 1/4" = 1'-0"

- ELEVATION NOTES
- ALL EXTERIOR TRIM TO BE WOOD OR BORAL. IF WOOD TRIM IS USED, TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.
 - ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS
- A. SLATE SHINGLES TO MATCH EXISTING
B. FASCIA TO MATCH AND ALIGN WITH EXISTING
C. TRIM AT SOFFIT TO MATCH AND ALIGN WITH EXISTING
D. FIBER CEMENT SHINGLE SIDING, STRAIGHT EDGE PANEL BY JAMES HARDIE
E. 5/4 X 6 TRIM
F. WOOD SILL, COX INTERIOR, INC. WS0021 - 1 1/2" X 2 1/2"
G. 5/4 TRIM
H. PANEL MOLDING
I. FIBER CEMENT PANEL, SMOOTH FINISH, HARDI PANEL
J. 5/4 X 8 TRIM
K. 5/4 TRIM, ALIGN WITH TOP OF WINDOW
L. STONE TO MATCH EXISTING
M. SLATELINE ASPHALT SHINGLES
N. 1X6 FASCIA
O. 5/4 X 3 INSIDE CORNER BOARD
P. 1X4 TRIM
Q. CROWN MOLDING, MITERED AT CORNERS, HOLMES LUMBER HL3225, 5/8" X 2 1/4", WITH HEAD FLASHING
R. INSULATED STEEL CARRIAGE HOUSE TYPE GARAGE DOOR, CLOPAY, COACHMAN COLLECTION, DESIGN 12, TOP 12 SOLID

ADDITION & REMODELING
THE PIPER RESIDENCE
2245 OXFORD ROAD

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ZON. VAR.: 07-24-2023

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2245 Oxford Road

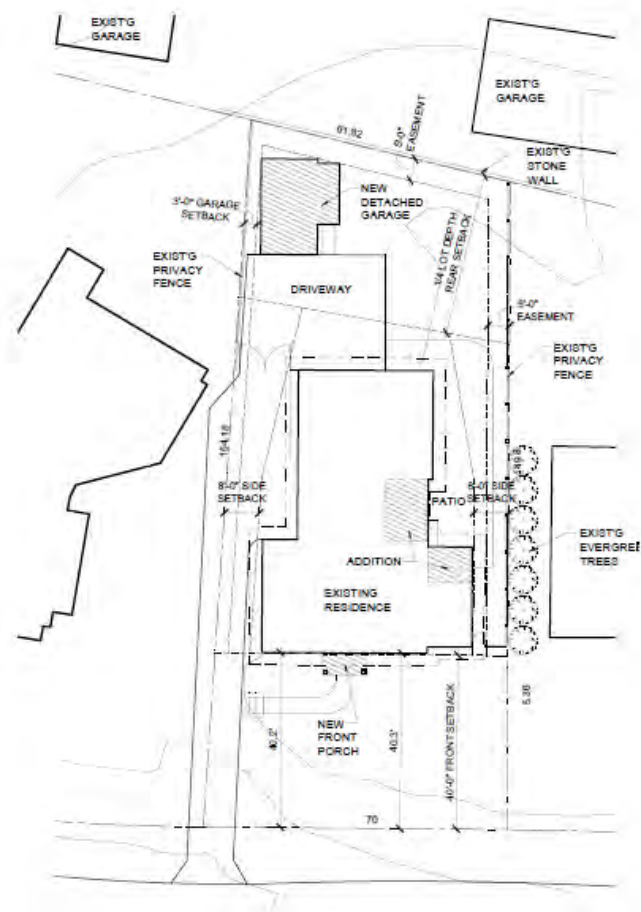
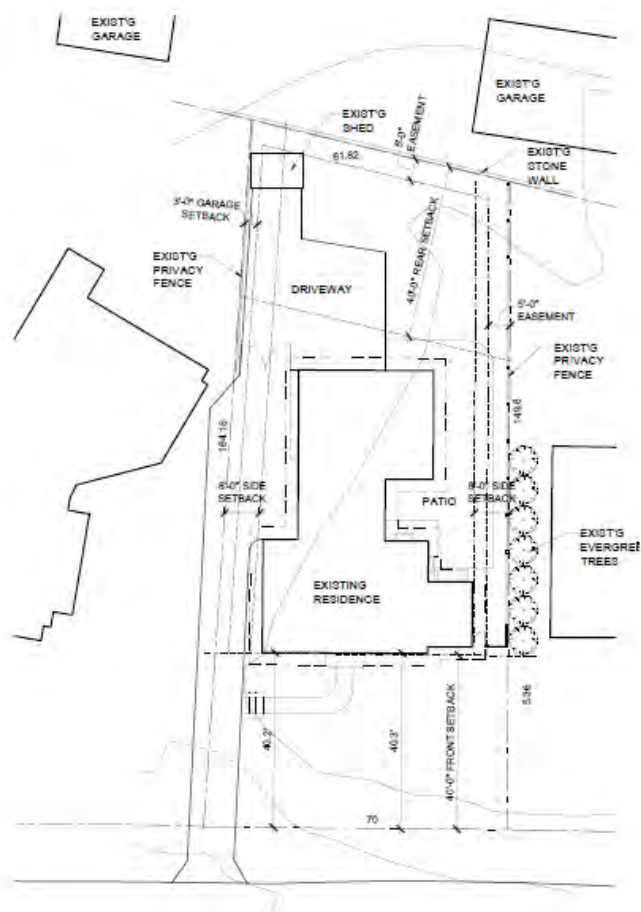
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing and Proposed Site Plan



Existing and Proposed Rear Elevation (North)



Proposed Side Elevation



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 16, 2023

Subject: 1480 W. Lane Avenue (DEV-04-23) - Review of an amended graphics plan for OhioHealth.

Site Description/History

In February 2022, OhioHealth purchased the property at 1480 W. Lane Avenue, which was previously occupied by The Ohio State University's Development Department. OSU has occupied the building since it was built in 2006 but largely vacated it during/after the COVID-19 pandemic. Building Permits for interior building and site renovations have been issued and construction is expected to commence later this fall. The site is located on the north side of the street, between Vassar Place and North Star Road, and is zoned Planned Mixed Use District (PMUD - Lane Avenue). A three-story office building sits adjacent to the roadway and will be renovated into medical and professional offices. Existing signage, which consisted only of a small free-standing sign, has been covered up. [Note: The adjacent property to the rear at 2455 North Star Road was also purchased by OhioHealth and will supplement the site's parking; the City was granted permission for after-hours public parking on this linear property via Council agreement.]

Proposal

The application includes the removal of the existing free-standing sign and the installation of five (5) building-mounted signs for OhioHealth. Proposed on the east and west sides of the building are OhioHealth's logo and name in white, internally-illuminated channel letters. These two signs are 138 square feet in size; the logo is 5'-2" tall while the largest letter is 2'-9". Proposed on the front corners of the building (facing W. Lane Avenue) are sign bands that wrap the corners, internally-illuminating the OhioHealth name, logo, and address in blue on a non-illuminated aluminum panel. Each sign is 37.5 square feet in area. An 11.7-square foot, non-illuminated sign is proposed on the north elevation's main entrance. Additional directional and parking signage is proposed but is generic in nature.

Zoning Code Requirements

Article 6.06(D)(6) states: *To avoid visual clutter and visual blight, to improve wayfinding, to decrease distraction for motorists and pedestrians, and to encourage economic development and placemaking as contemplated by the Master Plan in the City's Planned Mixed Use Districts (PMUDs), a comprehensive graphics plan shall be required for all projects located in a PMUD. This shall be reviewed by BZAP for signage types, locations, color scheme, sizes, illumination, compatibility with architecture, and establishment of unity of design for the*



development. In evaluating a Comprehensive Graphics Plan, this Section shall serve as a reference but the Comprehensive Graphics Plan may supersede this Section's requirements; provided, however, that any deviation from this Section's requirements in a Comprehensive Graphics Plan shall not impair the City's aesthetic objectives, traffic and pedestrian safety, or the City's other interests as noted in this Section. After adoption of a comprehensive graphics plan, all new individual signs shall be reviewed by the Community Development Department for conformance with such graphics plans. The Community Development Director shall determine whether minor amendments to graphics plans, other than those related to the specific types of signage permitted, shall require BZAP review.

Alternatives

The existing on-site signage is among the least identified in the community, as it has only a small free-standing sign in front of the building and a small placard at the rear main entrance that aligned with The Ohio State University's previous branding standards. OhioHealth could replace these signs in a similar size, shape, and location without review by the Board.

However, these existing types, sizes, and locations do not align with OhioHealth's branding standards. The applicant has expressed support for the Lane Avenue Master Plan and their proposed signage follows the signage guidance.

Requested Action and Findings

Staff has met with the applicant, visited the site and reviewed the application. While the plan adds four building-mounted signs, two of them are located on the sides of the building, which limits visibility, and the other two are located at building corners and are quite modest. Staff had requested a more visible or creative sign on the Lane Avenue elevation, but OhioHealth's branding standards are quite muted and do not allow for deviation. The plan follows the signage criteria established within the Lane Avenue Master Plan and OhioHealth's company standards. For these reasons, Staff recommends that this graphics plan application be approved.

Attachments

1. 1480 W Lane Ave OhioHealth graphics plan application





23-3488

Graphics Plan

Status: Active

Submitted On: 7/28/2023

Primary Location

1480 W LANE AVE
UPPER ARLINGTON, OH
43221

Owner

LANE AVENUE OFFICE
LAKE SHORE 1533
COLUMBUS, OH 0

Applicant

 Ashley Tanner

 740-453-0668

ashley.tanner1230@gmail.com

 PO Box 785
Zanesville, OH 43702

BZAP Information

 BZAP Case #

DEV-04-23

 Status

Pending

 BZAP Review Date

08/16/2023

 BZAP Conditions

Project Details

Development Name (or Tenant)*

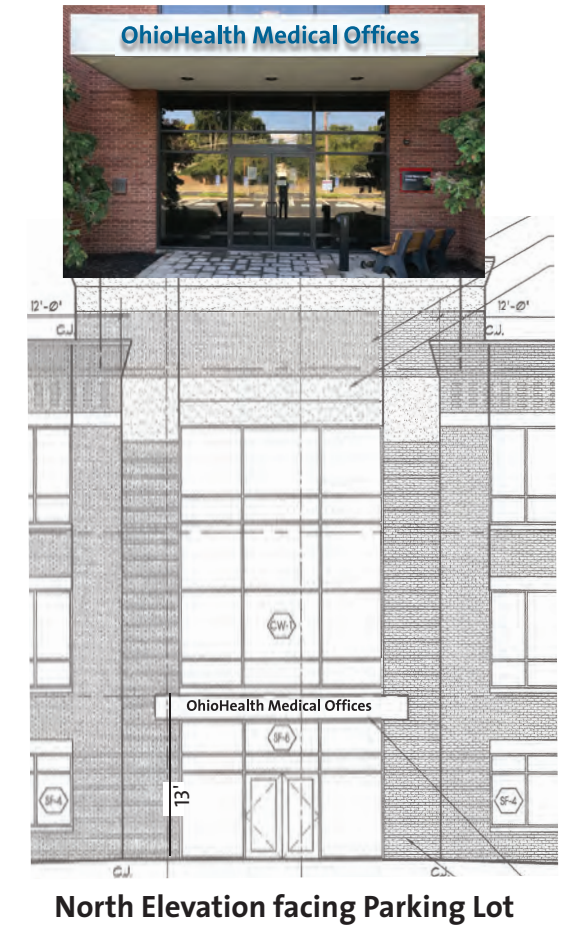
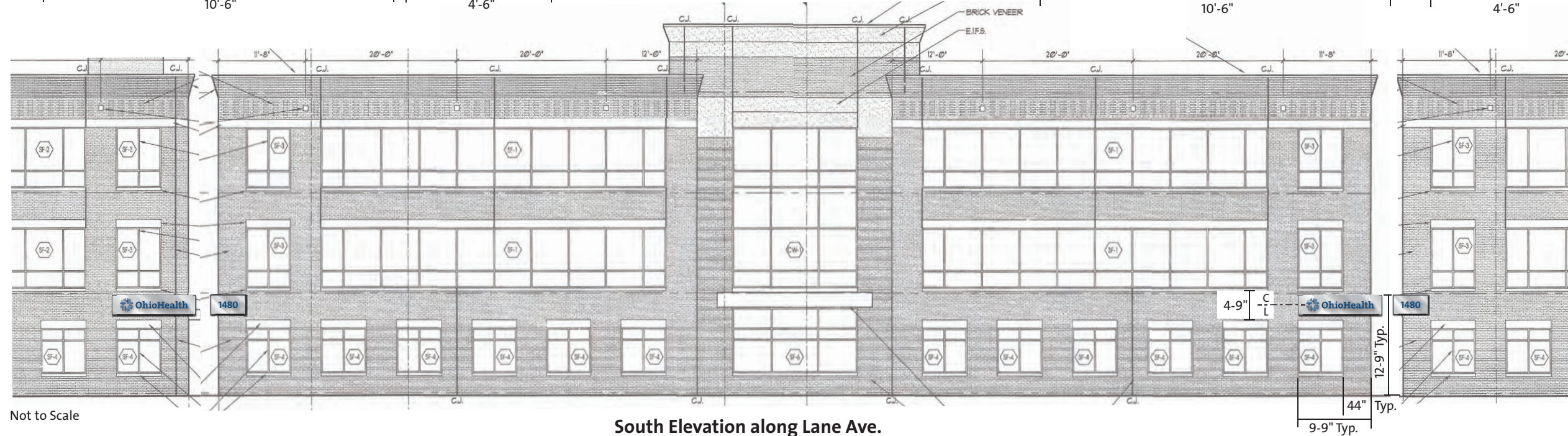
OhioHealth

Address*

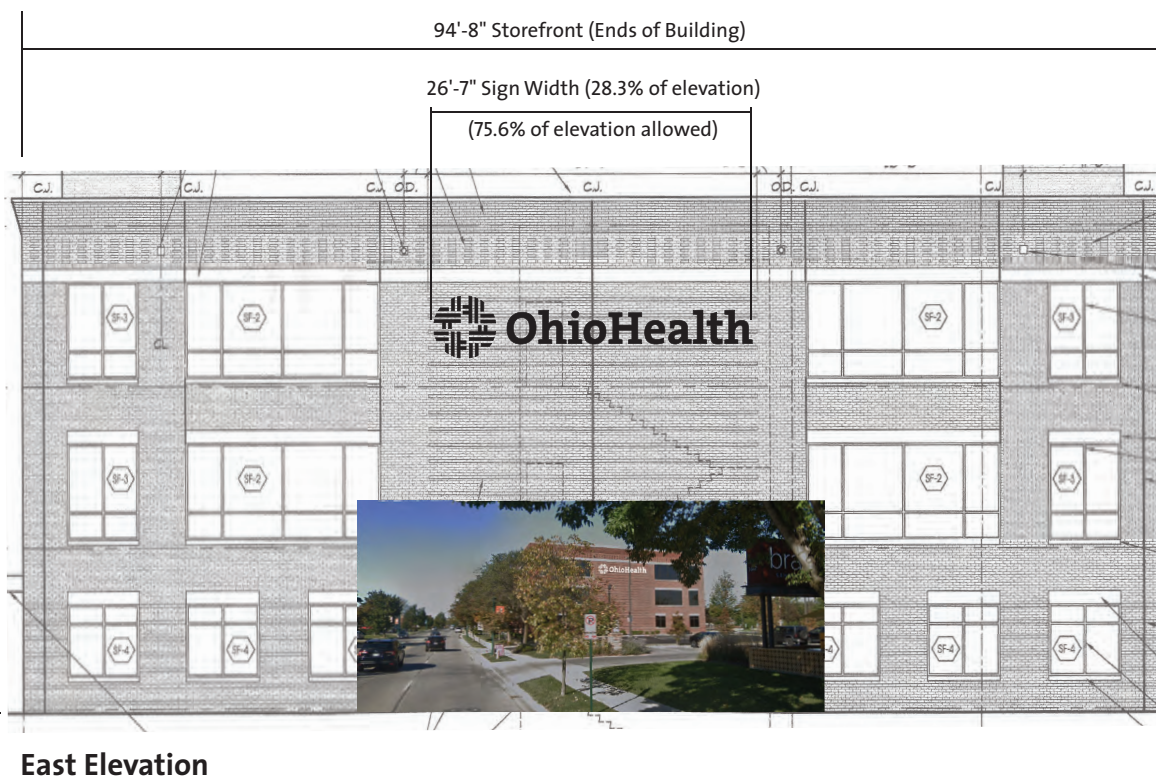
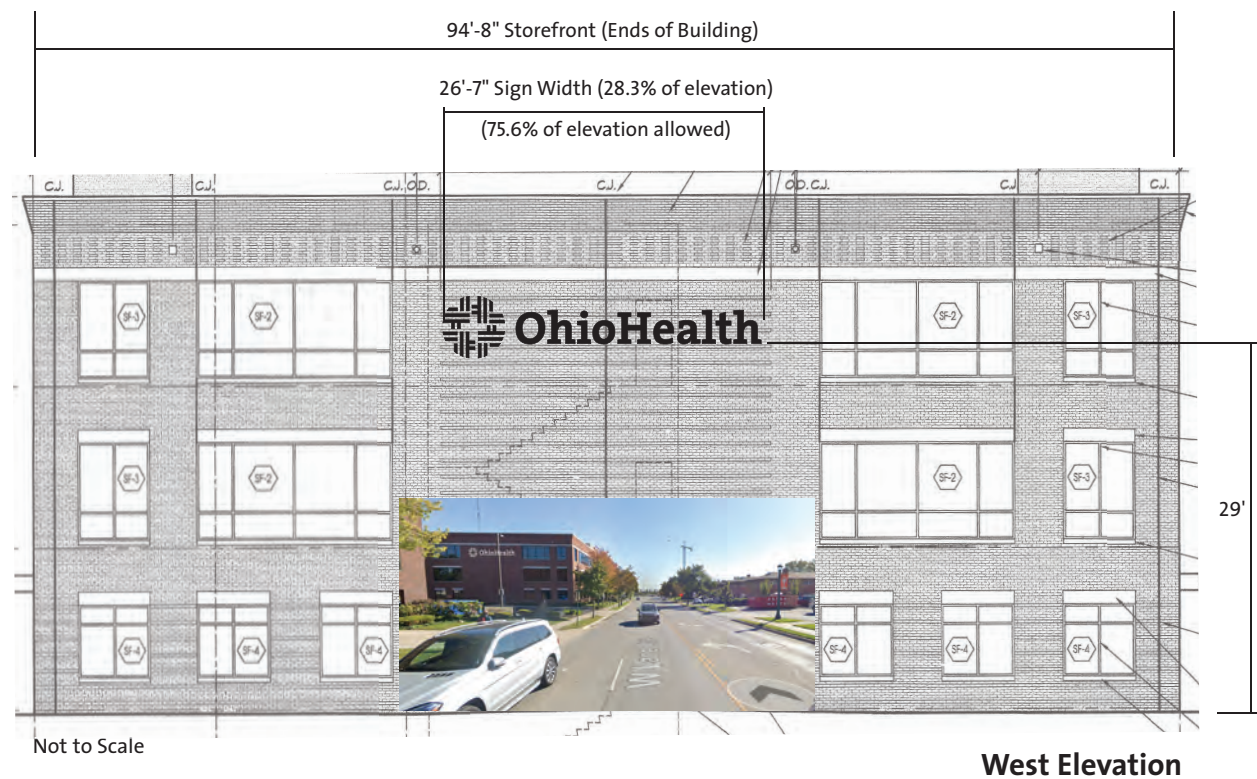
1480 W Lane Ave

Graphics Plan Description*

Signage for building



OhioHealth Medical Offices



OhioHealth Lane Ave MOB Exterior Signage	
Graphics Plan	
Jim Lytle Consulting	
8055 Coopermill Road Zanesville, OH 43701 Jim Lytle Project Manager	Signage Consultant jim@jimlytle.com Cell: 614 579-8601
Date:	July 28, 2023
Page No.	1.00

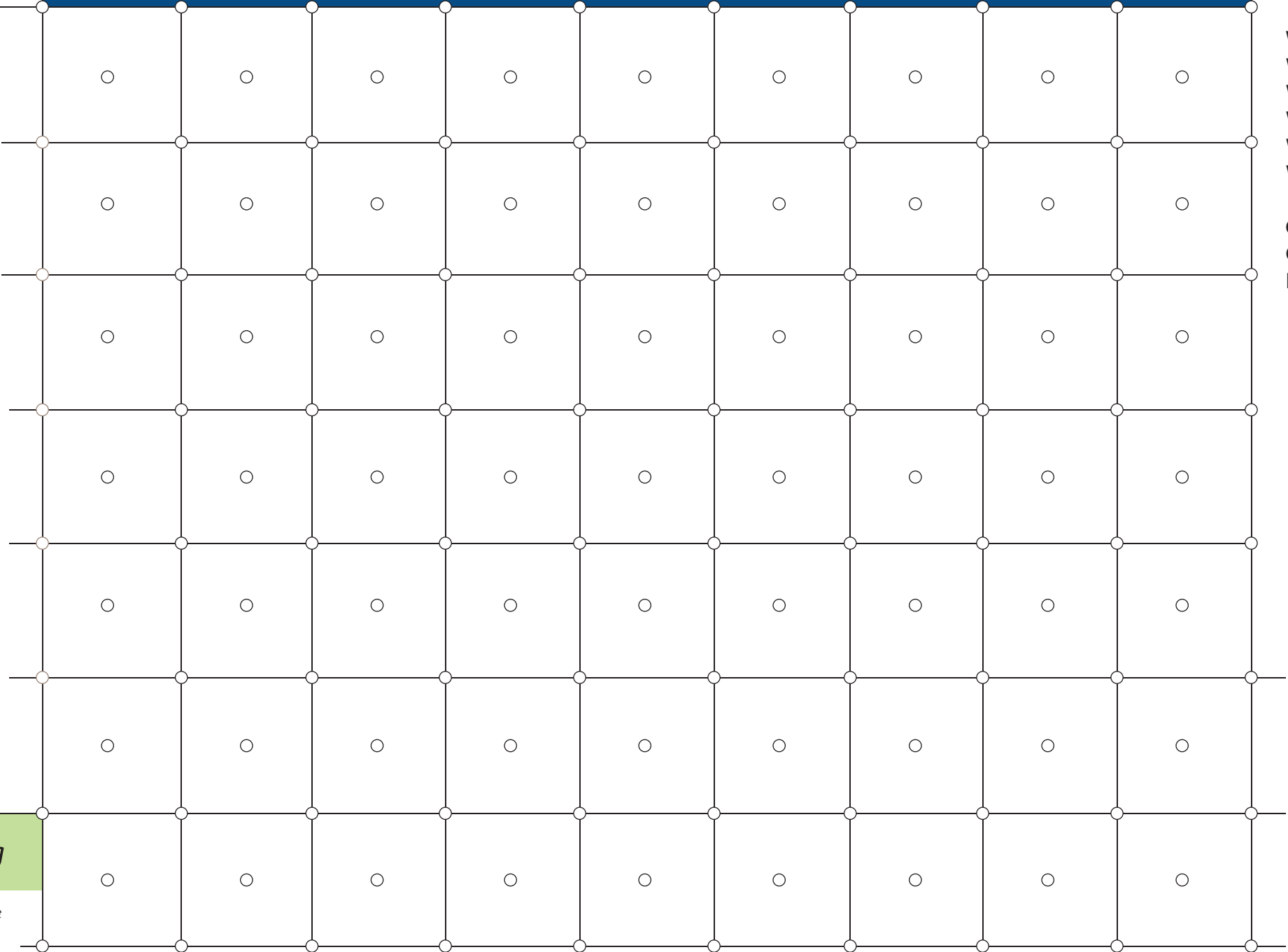


Lane Avenue Medical Office Building Exterior Signage

1480 W. Lane Avenue, Upper Arlington, OH 43221

Exterior Signage
and Wayfinding

Signage Master Plan — *July 21, 2023*



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WPI2A Wall / Corner Primary Identification Sign	3.03
WPI2B Wall / Corner Primary Identification Sign	3.04
Ground Signs	
Ground Sign Locaton Plan	4.00
Regulatory / Parking / No Smoking Ground Signs	4.01

Jim Lytle Consulting

8055 Coopermill Road
Zanesville, OH 43701

Signage Consultant

Jim Lytle
Project Manager

jim@jimlytle.com
Ph: 614 579-8601

Program Conditions / Job Criteria

1.0 Introduction

This property is located at the following address:
OhioHealth Medical Office Building, 1480 W. Lane Avenue, Upper Arlington, OH 43221

It is the responsibility of the contractor to become thoroughly familiar with the nature of the work to be performed. At the Owner (OH)/Jim Lytle Consulting (JLC)’s option, a walk through of the site could be conducted, at which time the sign contractor will be given the opportunity to carefully examine site conditions relating to sign fabrication and installation.

2.0 Scheduling

OhioHealth Project Management and JLC will establish any scheduling priorities for installation of signs. Within five (5) business days of contract award, the sign company must provide a complete program schedule outlining deliverable dates for shop drawings, color and material samples, sign permits, and fabrication/installation target dates.

3.0 Design Intent Documentation

The design intent drawings included in this document provide general guidance only. The Sign Contractor must produce final engineering drawings which conform to the overall design intent as presented. After studying the drawings and support materials, the sign contractor may provide specific recommendations and/or modifications which will contribute to the enhanced quality and distinctive appearance of the program.

Alternate pricing will be permitted only when clearly identified as an alternate to the base price, and may include material substitutions or other manufacturing processes. Value engineering should be employed in the development of these recommendations to insure the final product is based on cost-effective solutions, without compromising the overall design intent of the program.

4.0 Field Verification

The sign contractor shall have total responsibility to confirm exterior sign locations and quantities, as well as *field verify all dimensional information prior to commencing engineering documents*. All dimensions contained in this design intent document are based on information available at the time of project development. Written dimensions on the drawings shall take precedence over scaled dimensions.

5.0 Permits/Code Compliance

Prior to production, the sign contractor shall secure all required permits, inspections, and tests for the construction and placement of signage as required by applicable governing authorities. Stamped engineering drawings must meet all structural requirements as dictated by the sign building codes for the site’s region.

Signage specified at exterior entrances, must comply with latest Federal legislation guidelines established by the Americans with Disabilities Act (ADA).

6.0 Quality Assurance

The sign contractor is responsible for the quality and delivery of all materials, workmanship and installation work required for the successful completion of the contract. Fabricators will be responsible for providing approved subcontractors with complete up-to-date drawings and all project support information.

The fabricator shall notify JLC of any discrepancies in the drawings, as well as in field dimensions or conditions, and/or changes required in construction details. Issues regarding message fit (line length) or accurate reproduction of the OhioHealth signage logo must be brought to the attention of JLC/OH prior to execution.

UL required, and other manufacturer’s identification labels, must be placed on non-conspicuous sign surfaces.

The fabricator shall provide the Owner with complete lamp replacement information, brand, type, wattage, color, etc. for all lighted sign types for in-field servicing.

7.0 Samples/Submissions

The sign contractor may be required to submit samples of each specified finish, color and material for approval prior to signage fabrication. The samples will be large enough to be used for comparison during production, with paint samples submitted a minimum of 6" x 6". Samples, along with shop drawings shall be provided to JLC/OH.

8.0 Materials

All materials utilized in the construction of signage must take into consideration environmental conditions typical of this region. Metal sign panels must maintain surfaces free from oil canning, warping, distortion or any irregularities or inconsistencies. Fasteners must be concealed wherever practical and unless specified in this document, and must be fabricated from metals that are non-corrosive to either the sign materials or the mounting surface.

Sign materials selected to simulate wood surfaces must include manufacturer’s performance criteria for approval, along with finished samples, prior to fabrication.

Akzo Nobel Paint has been specified for this project, providing ultraviolet light resistance, weatherability, and overall longevity of finish and color. Exterior gloss levels for painted surfaces on metal signs must be satin, unless specified otherwise based on sample submittals. 3M Vinyl is specified for all opaque, translucent and reflective graphic film applications.

9.0 Security/Safety

The sign contractor shall adhere to a safety program and at all times enforce all safety codes and standards required by OHA and the State of Ohio, or any other applicable state or federal agency.

The sign contractor is responsible for the erection and dismantling of all barricades necessary to safeguard the public during installation, and for total protection of the work and materials installed.

10.0 Site Preparation, Installation and Completion

The sign contractor shall contact all utilities and work with JLC/OH to locate all possible underground utilities prior to installing new foundations. All underground utilities shall be staked prior to any excavation or drilling. Location of irrigation system to be coordinated with owner.

Sign removal and proper disposal, along with excavation of existing sign foundations will be the responsibility of the sign contractor, as well as proper disposal of all materials during the site preparation phase.

All excavation and site work shall be returned to its original grade configuration after the sign components have been installed. All debris and packing materials shall be removed and properly disposed of. Upon completion of the installation, all soiled sign surfaces must be cleaned in accordance with the manufacturer's instructions and touched up as required.

In the case of sign relocation, the sign company will need to closely coordinate their site installation work with the JLC/OH regarding any new planting beds and/or landscaping at the new location.

11.0 Application of Green Principals

OhioHealth supports approaches to manufacturing and material selections which are environmentally and socially responsible. The sign contractor should identify in the bid submittal any fabrication process, material application and/or energy savings recommendations which will be utilized in this program to further reduce environmental impact.

12.0 Digital Control Drawing and Artwork Files

Digital files of general control drawings, if available, will be provided to the sign company for use when creating engineering drawings. The official OhioHealth signage logo, symbols and custom design graphic components will also be furnished to the selected sign company as the original native vector (Illustrator) files.

The official font family “The Sans” will be provided to the selected sign company as well. No substitution or modification of any kind should be made to this font.



OhioHealth
Lane Ave MOB
Exterior Signage

Design Intent Bid Doc

Program Conditions/
Job Criteria

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Jim Lytle Consulting

8055 Coopermill Road Zanesville, OH 43701	Signage Consultant
Jim Lytle Project Manager	jim@jimlytle.com Cell: 614 579-8601

► Date:	July 21, 2023
► Page No.	1.00

Paint

For all exterior applications requiring long-term durability, Akzo Nobel is the leading manufacturer of automotive and aerospace coatings.

Prior to final painting, a set of “spray-outs” on a minimum 6” x 6” similar substrate is mandatory to verify color match.

OhioHealth Blue
Akzo Nobel Sign Finishes Book
page 475 C6 satin finish

OhioHealth Silver
Akzo Nobel Sign Finishes Book
page 359 A4 satin finish

OhioHealth Base
Akzo Nobel Sign Finishes Book
page 352 G4 satin finish

Emergency Red
Akzo Nobel Sign Finishes Book
page 409 D4 satin finish

OhioHealth Black
Akzo Nobel Grip-Gard Satin Black

OhioHealth White
Akzo Nobel Grip-Gard Low Gloss White

Vinyl
3M vinyl is to be used on all opaque, translucent and reflective exterior applications.

OhioHealth Blue
3M Scotchcal Opaque Film
Intense Blue 7725-47
3M Scotchlite Reflective Film
Light Blue 680-76
3M Scotchcal Translucent Film
Bright Blue 3630-167

Emergency Red
3M Scotchcal Opaque Film
Tomato Red 7725-263
3M Scotchlite Reflective Film
Red 680-72
3M Scotchcal Translucent Film
Light Tomato Red 3630-143

White
3M Scotchcal Opaque Film
White 7725-20
3M Scotchlite Reflective Film
White 680-10
3M Scotchcal Translucent Film
White 3630-20



Note: When opaque vinyl is used on internally illuminated signs, a white vinyl backing behind the color is recommended.



Fonts

The ADA (American with Disabilities Act) has a minimum character stroke width with The Sans (regular) being the acceptable minimum.

+ Messages in all caps are not permitted for exterior signage EXCEPT for EMERGENCY DEPARTMENT or URGENT CARE.

+ On directional signs where space is at a premium, the font can be compressed 96%.

The Sans
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

The Sans Italic
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

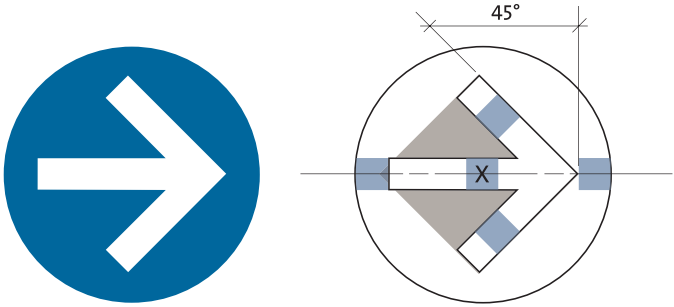
The Sans Bold
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

The Sans Bold Italic
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Symbols

The OhioHealth official arrow shown below has been utilized at existing facilities in both interior and exterior applications. It’s construction is very simple, and should be replicated for each application.

The arrow and disc should always be at the highest contrast possible. On exterior internally illuminated signs, both the arrow and the disc should be fabricated with a translucent vinyl on a translucent white acrylic backer. On non-illuminated exterior signs, both the disc and the arrow should be in a reflective vinyl.



Examples of other symbols used on exterior signage are shown below.

Parking Version 1

Parking Version 2

No Parking

Do Not Enter

Original Accessible

New Accessible*

Hospital

* This new symbol has already been adapted by several states. Also the word “Handicap” is being replaced with “Accessible.” So messages on reserved spaces should read “Accessible Parking.”



OhioHealth
Lane Ave MOB
Exterior Signage

Design Intent Bid Doc

Colors, Fonts and
Symbols

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► Date: July 21, 2023
► Page No. 1.01

Sign Type Description

	Sign Type	Qty.	Ref. Page #	Sites	Unit Cost Installed	Extended Cost
Entrance Canopy Dim. Letters	WPE	1	3.01	01		
Wall Primary Identification Signs Halo Illuminated	WPI1	2	3.02	02,03		
Wall Building SW Corner Wrap-around Sign Cabinet	WPI2A	1	3.03	04		
Wall Building SE Corner Wrap-around Sign Cabinet	WPI2B	1	3.04	05		
STOP Signs - 7' to bottom of face Reflective	REG2	3	4.01	06,09,17		
No Parking - Do Not Block Face Only	PKG5	1	4.01	15		
Tobacco Free Campus/OhioHealth Parking Only Signs - Reflective	GIN3 PKG10	3	4.01	07,08,16		
OhioHealth Parking Only Sign	PKG10	18	4.01	TBD		
Additional Parking Sign	PKG11	1	4.01	11		
No Smoking Sign Face Reflective & Patient Pick-up Sign Reflective	GIN2 PKG3	2 2	4.01 4.01	10		
Rubber Bases with Wheels	—	2	4.01	10		
Accessible Faces w/ New Poles Paint Blue with New Caps + Fine Sign	PKG8	5	4.01	13,14		
Van Accessible Faces w/ New Poles Paint Blue with New Caps + Fine Sign	PKG9	1	4.01	12		

Base Cost:

Ground and Wall Signage Installed \$_____

Additional Costs:

Engineering/Shop Drawings \$_____

Any additional charges not defined above (description required) \$_____

Total: \$_____

(OhioHealth is tax-exempt)

Notes



OhioHealth
Lane Ave MOB
Exterior Signage

Design Intent Bid Doc

Pricing Sheet

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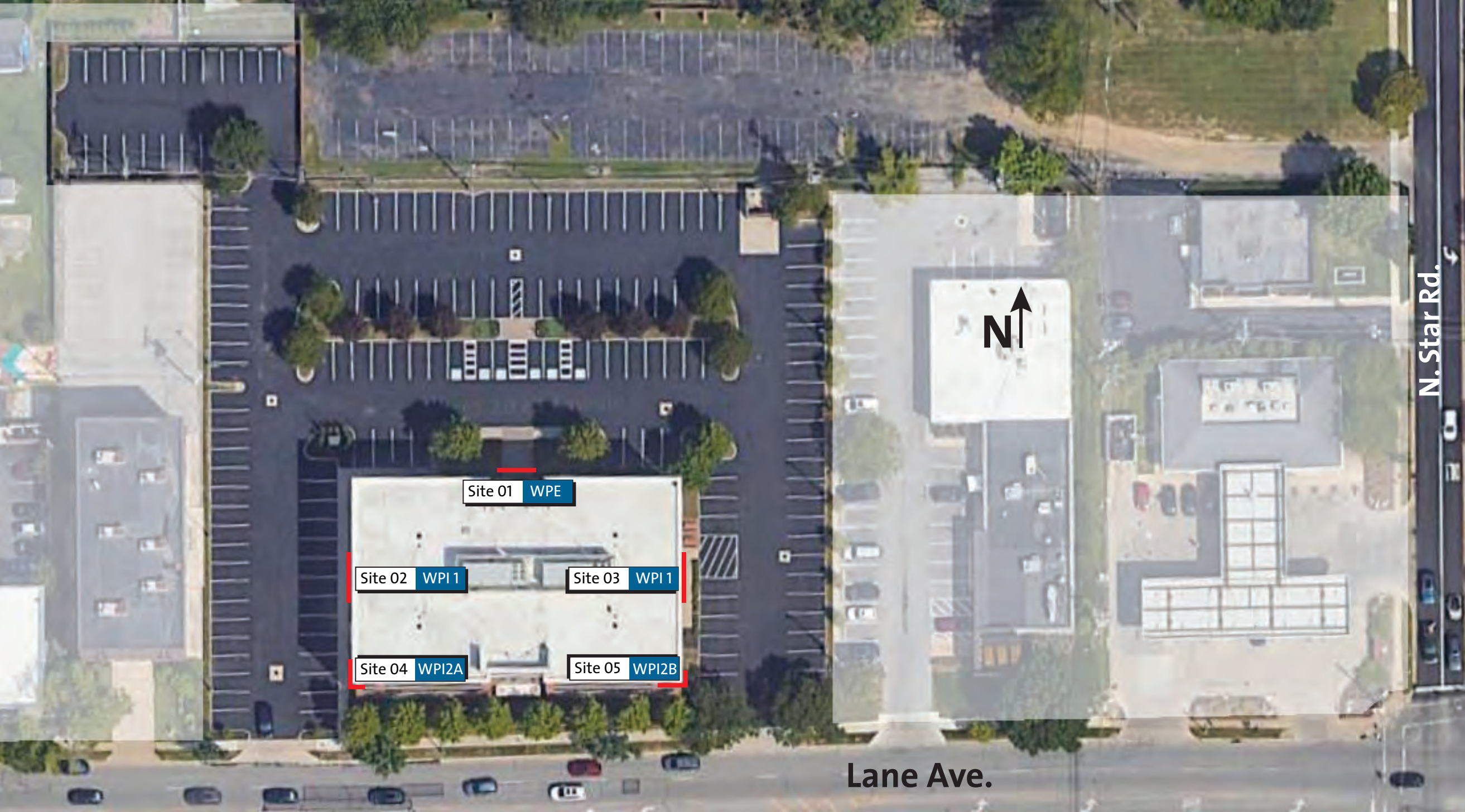
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► Date: July 21, 2023
► Page No. 2.00



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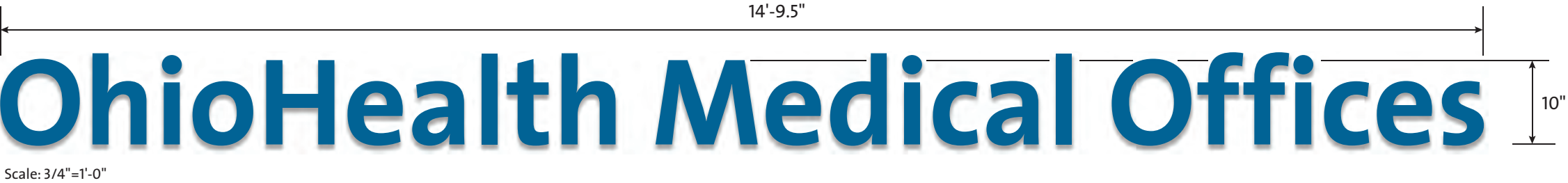
Signage Consultant
jim@jimlytle.com
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► Date: July 21, 2023
► Page No. 3.00



Site 01 WPE Wall Primary Entrance Sign (11.77 sq. ft.)

Wall Logos
1" polycarbonate letters faces and returns painted Akzo Nobel Blue Satin page 475 C6.
Stud-mounted to aluminum canopy facia flush.

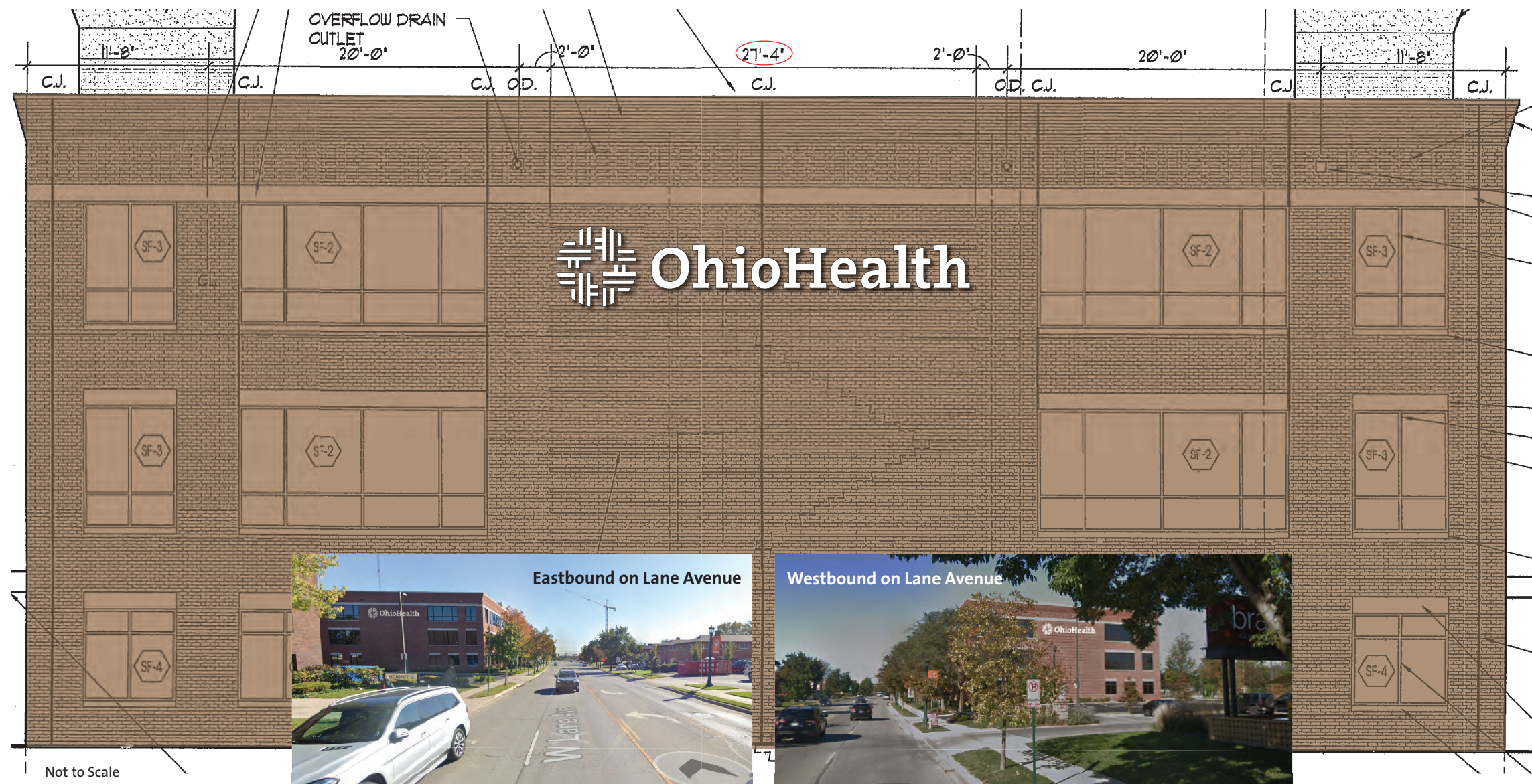



OhioHealth Lane Ave MOB Exterior Signage
Design Intent Bid Doc
Wall Sign WPE Wall Primary Entrance
Canopy Facia Letters Non-Illuminated
Site 01
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Jim Lytle Consulting 8055 Coopermill Road Zanesville, OH 43701 Jim Lytle Project Manager Signage Consultant jim@jimlytle.com Cell: 614 579-8601
Date: July 21, 2023 Page No. 3.01

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Wall Logos

3 1/4" aluminum Steel Art Edgelit™ Design 100 edge-illuminated (to appear as halo illuminated) logos. Components of indicia and letters painted Satin White.

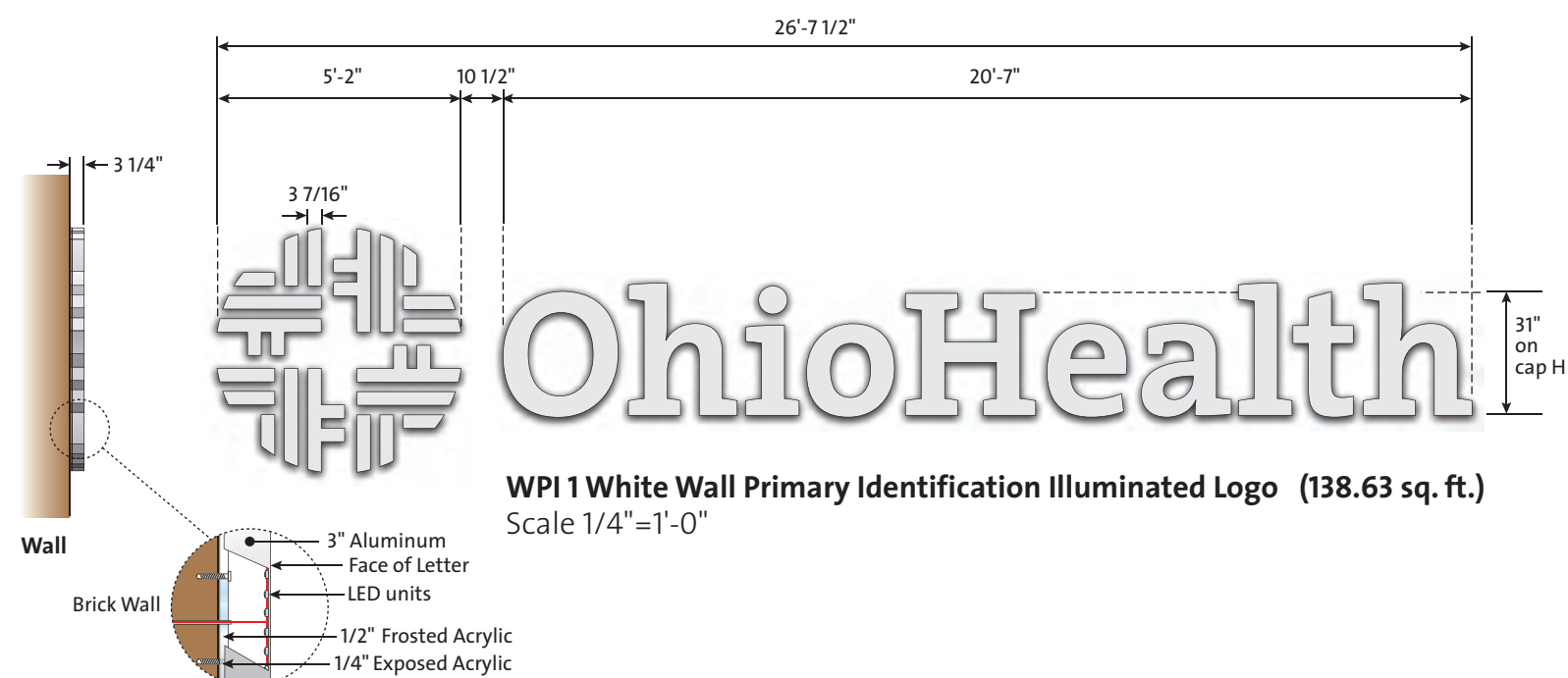
Sign back: 1/2" 2447 White Acrylic with 1/4" Exposed - Frosted.

NOTE: Fabricator responsible for even illumination without hot spots or shadowing.

Building ends to be power washed by sign company prior to sign installation if not already handled by OhioHealth General Contractor.

Rough or Smooth Surface Mounting

Use rust-resistant fastening hardware. This sign requires engineer's sealed drawings. Follow local and Ohio codes for attachment hardware and wind loads.



WPI 1 White Wall Primary Identification Illuminated Logo (138.63 sq. ft.)
Scale 1/4"=1'-0"

OhioHealth	
OhioHealth Lane Ave MOB Exterior Signage	
Design Intent Bid Doc	
Wall Sign WPI 2A Wall Corner Primary Identification SW Internally Illuminated Site 04	
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► Date:	July 21, 2023
► Page No.	3.03

WPI 2B Building Corner Wrap Around Sign 26.25 and 11.25 sq. ft.

Cabinet 0.25" "L" shaped aluminum, 10.5" x 4.5" x 6" mounted 4" off the building brick walls with round 6" tubes and flange plates painted to match brick color.

Painted Akzo Nobel Silver Satin page 359 A4 with clear coat. Inside cabinets painted Spraylat Sign Coatings Starbrite White EF (or approved alternative reflective paint).

For OhioHealth logo and address number, back-flanged push-through 3/16" clear acrylic with front surface mounted 3M Scotchcal Translucent Bright Blue 3630-167.

Internal Illumination

Sloan V Series cool white (7200K) LEDs at 85 lumens per foot, recommended for distances of 3" to 5" depth as optimal. Locate power supply in serviceable UL-approved box inside facility or hidden from public view.

NOTE: Fabricator responsible for even illumination without hot spots or shadowing.

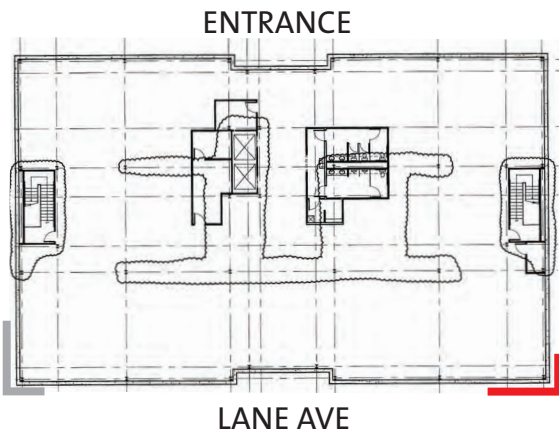
Power to Signs

Low voltage power routed from sign cabinet through mounting tube(s) as noted below.

OhioHealth project electrician-provided 120v junction box(es), one at each corner, mounted inside the building above the ceiling grid (location to be determined on site within 1st floor SE and SW corner offices. These should be on a separate circuit per code. Can be ganged with the new east and west high rise halo illuminated OhioHealth logos) covered later in this document.

Surface Mounting

Use rust-resistant fastening hardware. This sign requires engineer's sealed drawings. Follow local and Ohio codes for attachment hardware and wind loads.



OhioHealth
Lane Ave MOB
Exterior Signage

Design Intent Bid Doc

Wall Sign WPI 2B
Wall CoPrimary
Identification SE

Internally Illuminated

Site 05

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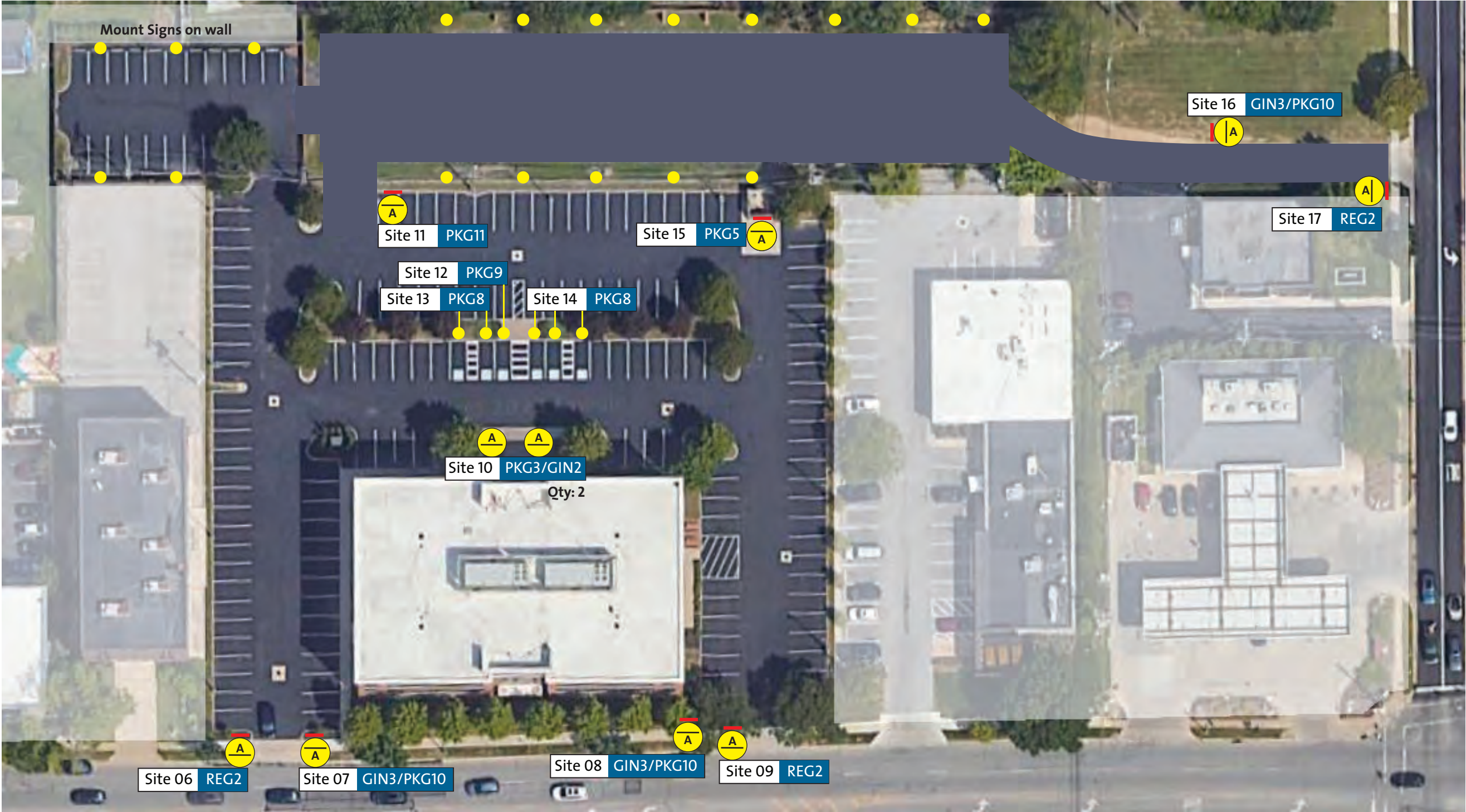
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Date: July 21, 2023
Page No. 3.04



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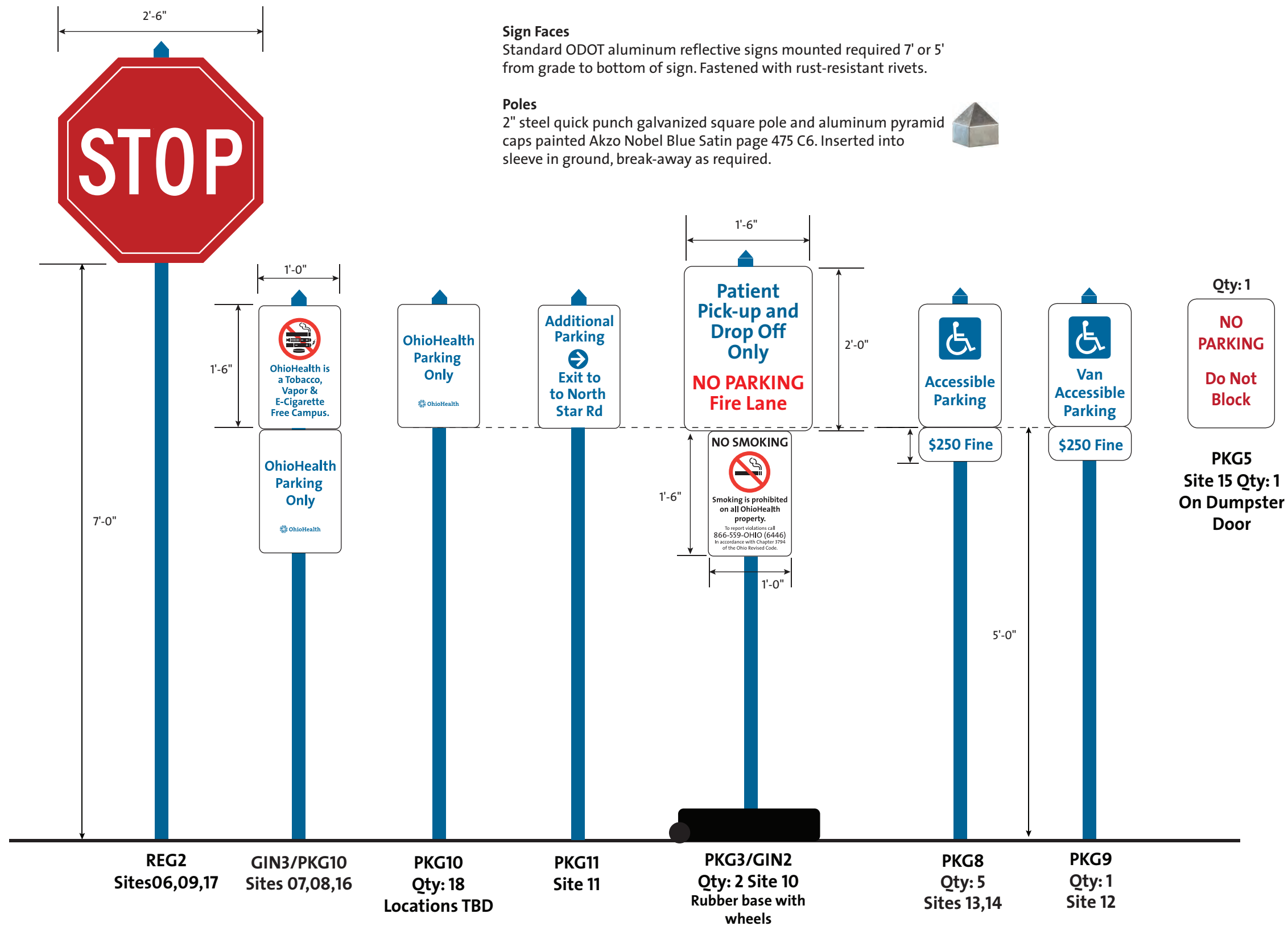
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► Date: July 21, 2023
► Page No. 4.00



OhioHealth Lane Ave MOB Exterior Signage
Design Intent Bid Doc
Regulatory / Parking / No Smoking
Ground Signs
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Date: July 21, 2023 Page No. 4.01



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 16, 2023

Subject: 3846 Waldo Place (VAR-37-23) - To allow the construction of a new two-story single-family residence that does not meet the City's residential design standards.

Overview

At the July 19, 2023, BZAP hearing, the Board postponed consideration of this variance application at the request of the applicant. At the hearing, the applicant presented revised elevations that added stone to the front and side elevations and reduced the house's height from 34'-0" to 32'-10". [These were the two items directly attributed to the requested variances.] The discussion at the hearing largely focused on ways to further reduce the home height to meet the neighborhood compatibility policy and a look at tree preservation in the rear yard. Several neighbors spoke out against the new home's proposed height, scale, massing, parking, and potential drainage issues.

A revised plan was subsequently submitted by the applicant which further reduces the height from 32'-10" to 31'-10". The applicant has stated that they cannot go lower than what is presented. A more detailed landscape plan was also submitted.

Zoning Code Requirements

Attachments

1. 2023-07-27_-_Neslon_Residence_-_City_Documents_Thu_Jul_27_2023_19-35-11
2. BZAP Staff Report - 3846 Waldo Pl
3. BZAP Staff Report Pics - 3846 Waldo Pl
4. Flaherty letter 08.02.23
5. Scharenberg letter 07.17.23
6. Schubert letter 07.13.23

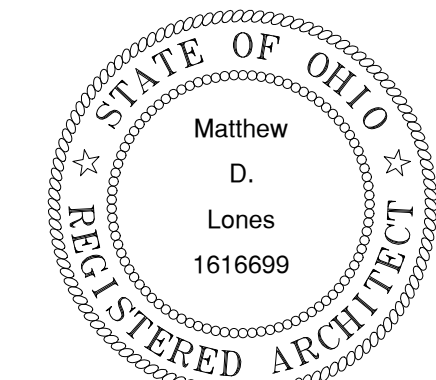




Orange **frog** Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

NELSON RESIDENCE - NEW SINGLE FAMILY HOME
WALDO PLACE UPPER ARLINGTON, OHIO 44240

GRUEBMEYER BUILDERS
2580 SANDOVER ROAD UPPER ARLINGTON, OHIO 43220

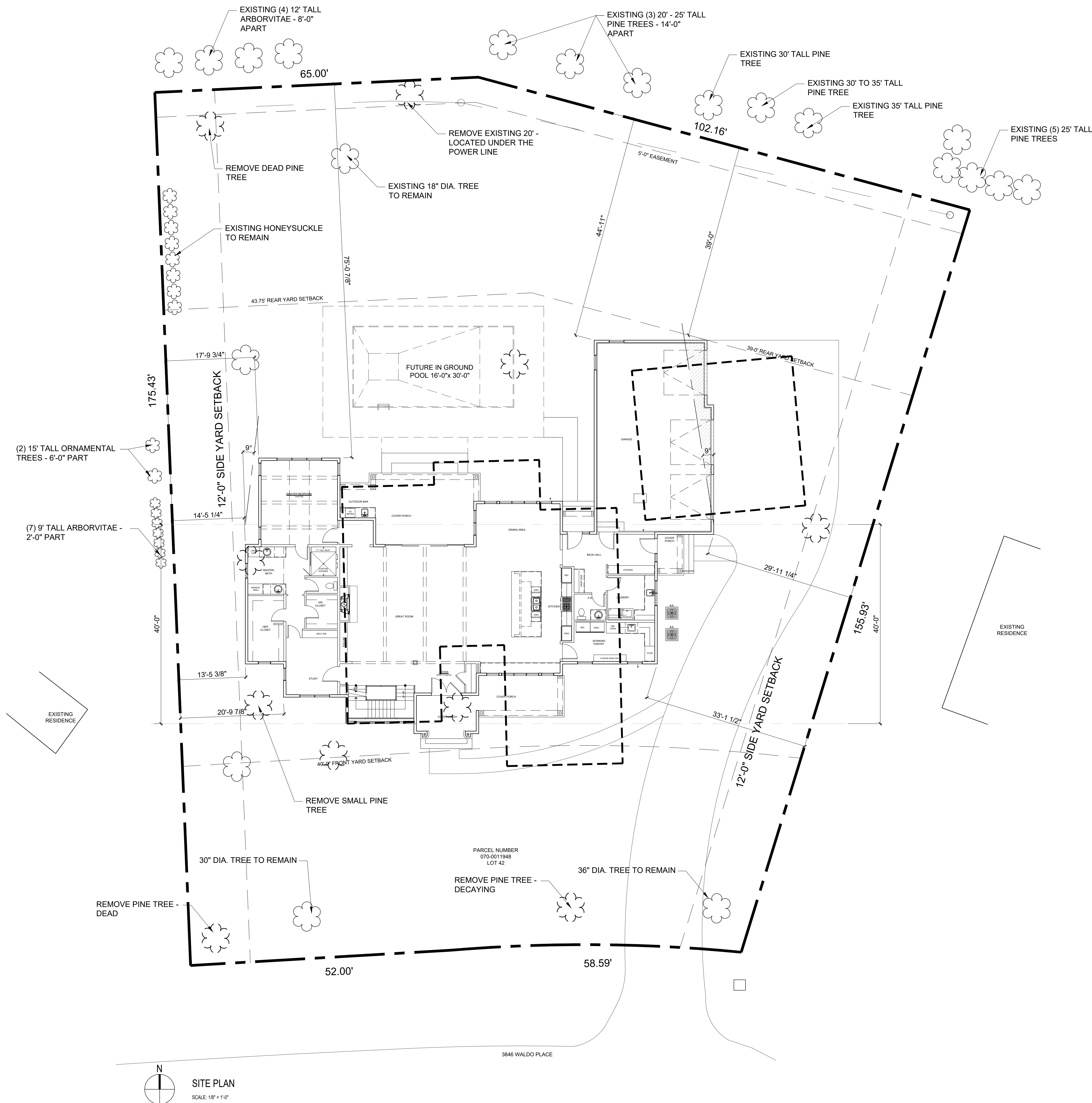


MATTHEW D. LONES, LICENSE #1616699
EXPIRATION DATE: DECEMBER 31, 2023

NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 7.27.2023		

CODE
INFORMATION
& SITE PLAN

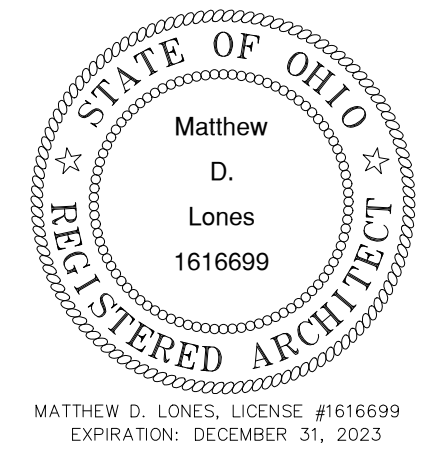
A001





Orange **frog** Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

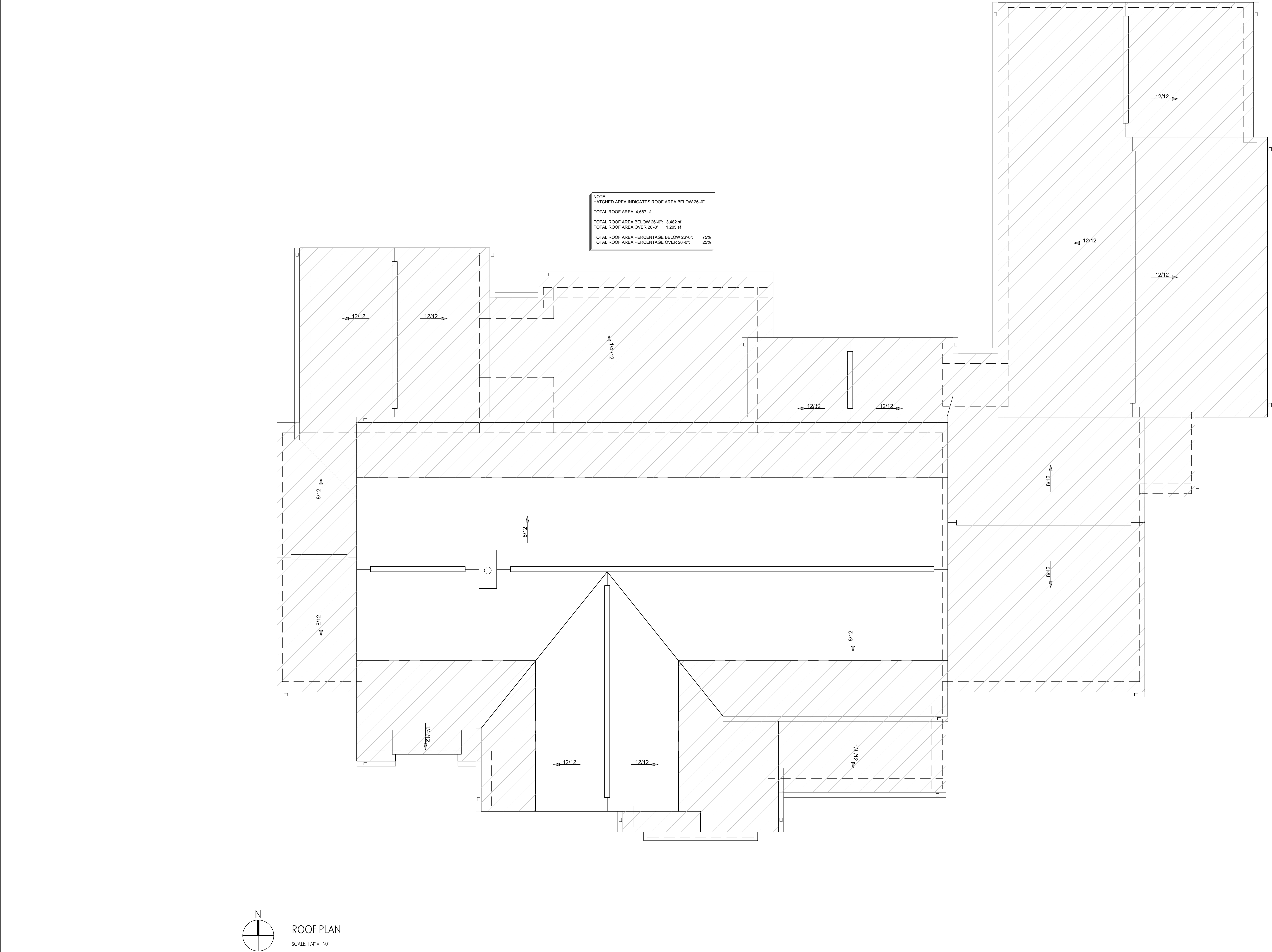
NELSON RESIDENCE - NEW SINGLE FAMILY HOME
WALDO PLACE UPPER ARLINGTON, OHIO 44240
GRUEBMEYER BUILDERS
2580 SANDOVER ROAD UPPER ARLINGTON, OHIO 43220



NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 7.27.2023		

ROOF PLAN

A305



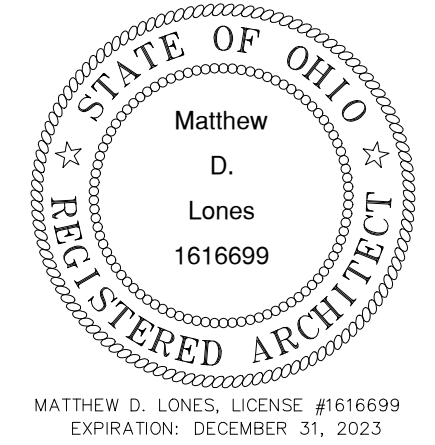
Code Compliance: It is the builder's responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing Municipality. The following notations are taken from RCO 2019 Code section 806 Roof Ventilation: 806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch minimum and 1/4 inch maximum. Ventilation openings having a least dimension larger than 1/4 inch shall be provided with corrosion-resistant wire cloth, screening, hardware cloth, perforated vinyl or similar material. 806.2 Minimum vent area The minimum net free ventilating area shall be 1/150 of the area of the vented space. Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided both of the following conditions are met: Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. General Notes: Where rafters are parallel to ceiling joists they shall be nailed together at their intersection to create a continuous tie between bearing points.	2. Where rafters and ceiling joists are not parallel a 2x6(min. joist tie @48" o.c. (unless noted otherwise) shall be provided in the bottom 2/3rd of the distance from the rafter bearing and the ridge. 3. To maintain a continuous tie between rafters and rafter bearing points, ceiling joists are to be lapped together at intermediate bearing points. Toe nail both ceiling joists to the intermediate bearing member. 4. Ridge boards are to be a minimum of 1" nominal thickness and as wide as the plumb cut of the rafter that is fastened to it. 5. Valley and hip rafters are to be a minimum of 2" nominal thickness and as wide as the plumb cut of the rafter that is fastened to it. 6. Provide a post under the ridge (at the point that the hip rafters tie into the ridge) to a bearing wall or beam designed to carry the given load. 7. All openings in load bearing and exterior walls shall have a minimum lintel made u/c 320's with 1/2" plywood fitch. 8. All lumber sizes and species may be upgraded for ease of construction. 9. All joists for point loads are to be a minimum of (2)x4's nailed per the fastening schedule on Sheet A001. 10. Adjust rafter cuts to align fascia boards, per the elevation drawings in this plan set, as needed. This holds especially true when roof pitches vary from one another. 11. In addition to these notes, refer to the notes on Sheet A001. 12. It is the builder's responsibility to assure all structural loads are transferred to the foundation. 13. All rafter bearing heights called out on the plan are to be field verified. Adjust dimensions as needed to assure fascia boards and knee boards appear as they do in the elevation drawings. 14. Provide solid blocking at all point loads.	15. Provide engineering data sheets for all engineered lumber including LVL's, PSL's and Glue Lams at the time of framing inspection. Follow all manufacturers specs. and recommendations for nailing and fastening members. Wood Trusses: The following notes only apply if wood trusses are used. 1. It is the Builder's and/or the Truss Manufacturer's responsibility to take all measurements used for truss manufacturing from <u>only</u> the actual field conditions. Do not build trusses from the dimensions on this plan for actual field conditions may vary from the information given in this plan set. Orange Frog Design Group, LLC is not responsible for any error in truss orders or manufacturing. 2. The truss manufacturer is to adjust heel heights as needed to align fascia boards and any other trim material to match the elevation drawings in this plan set. 3. When engineered wood trusses are used, All truss data and layout sheets must be provided at the time of framing inspection. Overlay Roof Rafters: The following is a list of the maximum clear spans for scab rafters used in overlay roofing: 2x4: 6'-0" @24" o.c. 2x6: 9'-0" @24" o.c. 2x8: 12'-0" @24" o.c. 2x10: 15'-0" @24" o.c. Please Note: Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor. Attic Ventilation Soffit vents and roof or ridge vents are to be used. The required total sf. of attic vent is determined by calculation below. The total number of attic vents is determined by the total SF. of ventilation needed (below) divide by the net-free clear opening created by each vent (see manufacturers specification) HOUSE ROOF 2,887 (Attic SQ. FT.) divide by 300 = 9.62 SF. (Required vent opening) 9.62x144= 1,385.76 1,385.76/64 (vent size)= 21.65 vents required GARAGE ROOF 912 (Attic SQ. FT.) divide by 300 = 3.04 SF. (Required vent opening) 3.04x144= 437.76 437.76/64 (vent size)= 6.84 vents required
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NELSON RESIDENCE - NEW SINGLE FAMILY HOME
WALDO PLACE UPPER ARLINGTON, OHIO 44240

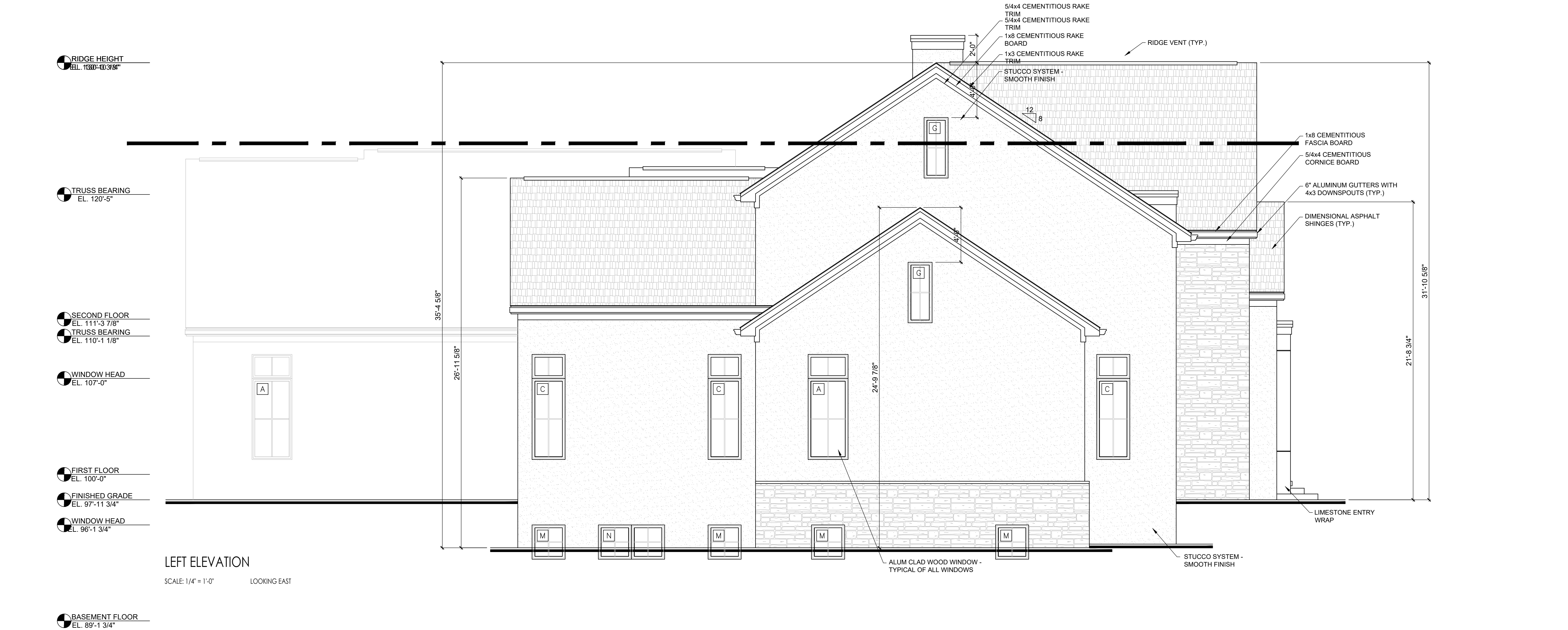
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2580 SANDOVER ROAD UPPER ARLINGTON, OHIO 43220



NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 7.27.2023		

EXTERIOR
ELEVATIONS

A402



Code Compliance:
It is the builder's responsibility to ensure that the building complies with all governing codes. This includes but is not limited to the RCO 2019 and all codes set forth by the Governing municipality.
The following notations are taken from RCO 2019 Code Section 303 Lighting, Ventilation and Heating
303.1 Habitable rooms
Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The operable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.
The following notations are taken from RCO 2019 Code Section 308 Glazing
308.3 Human Impact Tests
Individual glazed areas, including glass mirrors in hazardous locations such as those indicated as defined in Section 308.4, shall pass the test requirements of Section 308.3.1.
308.3.1 Impact Test
When required by other sections of the code, glazing shall be tested in accordance with CPSC 16 CFR 1201. Glazing shall comply with the test criteria for category II unless otherwise indicated in Table 308.3.1(1).
308.4 Hazardous locations
The following shall be considered specific hazardous locations for the purposes of glazing:

308.4.1 Glazing in doors
Glazing in fixed and operable panels of swinging, sliding and bifold doors shall be considered to be a hazardous location.
308.4.2 Glazing adjacent to doors
Glazing, in an individual fixed or operable panel adjacent to a door shall be considered to be hazardous location where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface and it meets either of the following conditions:
1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall less than 180 degrees from the plane of the door in a closed position and within 24 inches of the hinge side an in-swinging door.
308.4.3 Glazing in windows
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be hazardous locations:
1. The exposed area of an individual pane is larger than 9 square feet.
2. The bottom edge of the glazing is less than 18 inches above the floor.
3. The top edge of the glazing is more than 36 inches above the floor.
4. One or more walling surfaces are within 36 inches measured horizontally and in a straight line, of the glazing.
308.4.4 Glazing in guards and railings
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location

308.4.5 Glazing and wet surfaces
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom, exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and all panes in multiple glazing.
The following notations are taken from RCO 2019 Code Section 310 Exits:
310.1 Emergency escape and rescue opening required
Every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
310.2 Emergency escapes and rescue openings
Emergency escape and rescue openings shall have a minimum dimensions as specified in this section:
310.2.1 Minimum opening area
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.
Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet.

310.2.2 Window sill height
Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of no more than 44 inches above the floor, where the sill height is below grade, it shall be provided with a window well in accordance with Section 310.2.3.
310.2.3 Window Wells
The horizontal area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
It is the builder's responsibility to ensure that the final windows selected for all emergency escape and rescue openings meet the criteria listed above.
Window shown on this plan are labeled as Marvin Essential Series
General Notes:
1. A 1/2" plywood batten is to be installed behind all trim boards used in conjunction with stucco and wood soffit walls.
2. It is the Builder's responsibility to determine the final method and quantity of roof ventilation.
3. It is the Mason's responsibility to ensure that any masonry fireplaces draft properly and that chimneys are built to the standards of the local building code.
4. In addition to these notes, refer to the notes on Sheet A401.
5. It is the builders responsibility to ensure all structural loads are transferred to the foundation.
6. It is the builders responsibility to ensure all finish materials used are to be installed per manufacturer's recommendations or per industry standards. This includes, but is not limited to fastening. Orange frog Design Group, LLC, Inc. is not responsible for defects in materials used or installation of materials.

Please Note:
Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the seal discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor.

WINDOW SCHEDULE					
NO.	SIZE			NOTES	
	W	H			
A	3'-0"	6'-0"		CASEMENT WITH 1'-9" TALL TRANSOM	
B	PR3'-0"	6'-0"		CASEMENT WITH 1'-9" TALL TRANSOM	
C	2'-6"	6'-0"		CASEMENT WITH 1'-9" TALL TRANSOM	
D	PR3'-0"	5'-6"		CASEMENT	
E	PR3'-0"	5'-6"		CASEMENT	
F	TR13'-0"	6'-0" / 5'-6" / 5'-6"		FIXED	
G	1'-8"	4'-6"		FIXED	
H	PR2'-6"	5'-0"		CASEMENT	
J	TR12'-6"	6'-0"		CASEMENT WITH 1'-9" TALL TRANSOM	
K	TR13'-0"	6'-0"		CASEMENT WITH 1'-9" TALL TRANSOM	
L	2'-6"	5'-6"		CASEMENT	
M	2'-6"	2'-6"		AWNING	
N	PR2'-6"	2'-6"		AWNING	



FRONT APPROACH
SCALE: N.T.S. LOOKING NORTHWEST



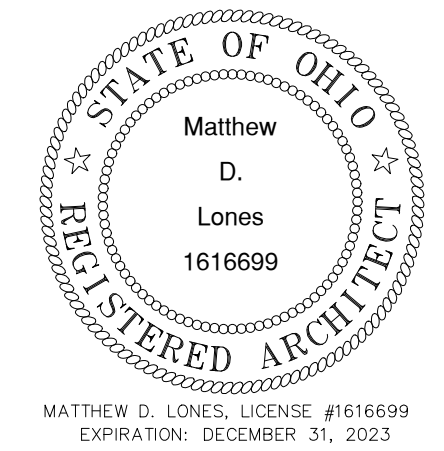
FRONT ELEVATION
SCALE: N.T.S. LOOKING NORTH



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NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 7.27.2023		

3D
RENDERINGS

A403



REAR VIEW

SCALE: N.T.S.

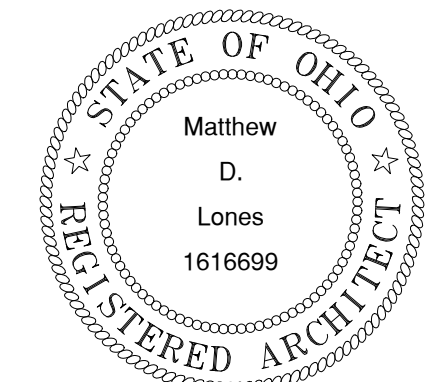
LOOKING SOUTHEAST



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MATTHEW D. LONES, LICENSE #1616699
EXPIRATION: DECEMBER 31, 2023

NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 7.27.2023		

3D
RENDERINGS

A404



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FRONT ELEVATION
SCALE: N.T.S. LOOKING NORTH



RIGHT ELEVATION
SCALE: N.T.S. LOOKING WEST



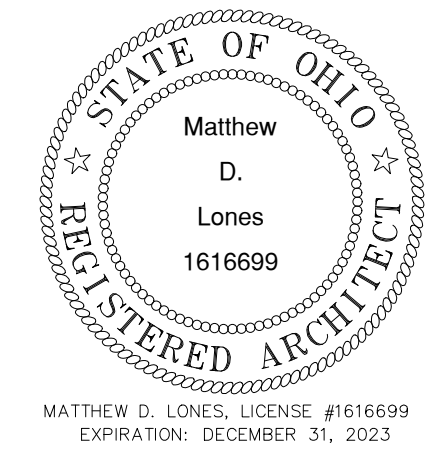
REAR ELEVATION
SCALE: N.T.S. LOOKING SOUTH



LEFT ELEVATION
SCALE: N.T.S. LOOKING EAST

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3D
RENDERINGS

A405



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FRONT ELEVATION
SCALE: N.T.S. LOOKING NORTHWEST



FRONT ELEVATION
SCALE: N.T.S. LOOKING NORTHEAST



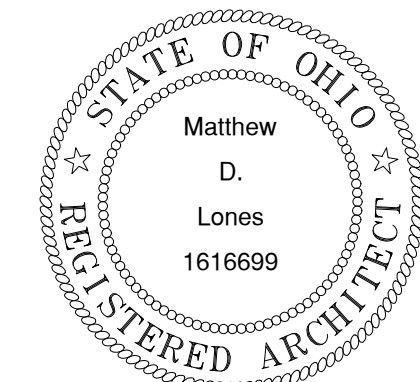
REAR ELEVATION
SCALE: N.T.S. LOOKING SOUTHWEST



REAR ELEVATION
SCALE: N.T.S. LOOKING SOUTHEAST

NELSON RESIDENCE - NEW SINGLE FAMILY HOME
WALDO PLACE UPPER ARLINGTON, OHIO 44240

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MATTHEW D. LONES - LICENSE #1616699
EXPIRATION: DECEMBER 31, 2023

NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 7.27.2023		

3D
RENDERINGS

A406



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DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING EAST



DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING NORTH



DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING NORTHEAST



DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING NORTHWEST



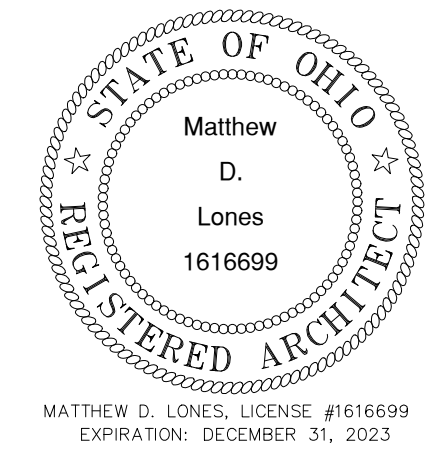
DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING SOUTH



DRONE VIEW @ 35'-0"
SCALE: N.T.S. LOOKING WEST

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DRONE
PICTURES

A407



SAMPLE HOUSE PICTURES
SCALE: N.T.S. LOOKING NORTH



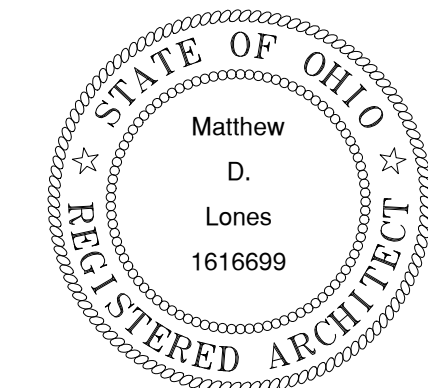
SAMPLE HOUSE PICTURES
SCALE: N.T.S. LOOKING NORTHEAST



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REVISIONS		
NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 7.27.2023		

SAMPLE
HOUSE
PICTURES

A408

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 19, 2023

Subject: 3846 Waldo Place (VAR-37-23) - To allow the construction of a new two-story single-family residence that does not meet the City's residential design standards.

Site Description/History

The subject property, 3846 Waldo Place, is located on the north side of the street, one parcel west of Sawmill Road; Rushmore Drive and W. Henderson Road are located to the north. The property has 110 feet of street frontage, 175 feet of depth on the west side, 155 feet on the east side, and totals 0.53 acres in a mostly irregular shape. This R-Sc (Residential Suburban District) zoned property has a 40-foot building setback line and is platted as Lot #42 in the Orchard View subdivision from 1960. This street segment of Waldo Place, west of Sawmill Road, contains eight lots with seven homes, where the lot at the end of the cul-de-sac is vacant and owned by an adjacent property owner. Two homes across the street are relatively newer, two-story houses (32'-7" tall and 34'-0" tall), one is 1.5 stories, and the other four homes are ranches, including on either side of the subject property. Ranches and 1.5-story homes are primarily located along Waldo Place toward the east, as well as Rushmore Drive to the north. It is not until you get further south along Sawmill Drive that you begin to see larger two-story homes along Squirrel Bend and adjacent streets. Larger homes are also located along Rushmore Drive to the northwest.

The application states that the existing brick ranch, built in 1968, will be demolished to make way for a new, two-story single-family residence. Four of the existing nine mature trees in the front and side yards will be retained as the others are in the building area and unable to be saved; the applicant has indicated that they could supply a landscape plan with any Building Permit application and have already tried to shift the building's location to potentially save the other five trees. The property slopes approximately six feet from east to west and is displayed in the application. The property owner purchased the home in December 2022 with the intent to construct a new home.

Proposal

The proposed site plan includes a new home that stretches from the 40-foot front yard setback to the 40-foot rear yard setback, with a 14-foot side yard setback on the west side and a 30-foot side yard setback on the east. The 4,385-square foot, two-story stucco home with an unfinished basement includes a three-car, side-load garage on the east side of the property. The main section of the home is 34 feet above grade, but steps down to 26'-4" on the west side and 26'-1" on the east side with a gable roof. Building, development and front yard



development coverage ratios are all compliant, as are all building setbacks, side yard longwall setbacks, swimming pool setbacks, and the rear yard profile.

Zoning Code Requirements

Article 7.17 of the Unified Development Ordinance (UDO) includes the City's [Residential Design Standards](#), which apply to new single-family homes. The ordinance states that the proposed design shall be consistent and compatible with prominent characteristics existing in the neighborhood, with particular consideration and focus on the characteristics existing on the same block. To augment and support these standards, the City Manager established a [policy](#) to help aid and define neighborhood compatibility. The policy, which was reviewed by City Council, provides for several different building design standards, including height, exterior materials, step-back requirements, and roof design. The proposed home meets all of the design requirements, except its maximum height is greatly exceeded and its exterior is nearly 100 percent stucco.

The building height calculation (per the Policy) would equate to a maximum height of 26 feet, eight feet below the proposal. Per 4.2 of the Policy calculation, the median height of the street segment and rear homes is 17.3 feet, which results in a 26-foot height limit when multiplied by 150 percent. The applicant has indicated that they cannot modify the proposed home plans to reach a 26-foot building height. The "extra height allowance" outlined in 4.3 of the Policy does not apply here because at least two unique conditions are not present. A survey of the entire area (and street segment per 4.4 of the Policy) proves that stucco homes are present, but all have significantly more stone on the front elevation than is proposed; there are no full stucco homes. Therefore, a variance has been requested to the City's design standards.

A Building Permit application has not been submitted for this project, but a Demolition Permit has. Be it this plan or another, a thorough review of the proposed building and site would occur through various City departments. In addition to building and zoning, reviews by engineering and forestry would occur. Grading, drainage, and stormwater plans would all be required to ensure water does not shed off-site and would be constantly monitored by City inspectors during construction. Existing mature trees not within the building area would have to be preserved unless otherwise approved by the City Forester.

Alternatives

Other than providing an entirely new home plan design, there are three options to reduce the severity of the variances requested:

- 1) The floor heights could be reduced, saving between 12 and 24 inches of overall building height and mass. The City's third-party architect was unsure this would really make much of a difference but would bring the height down some.
- 2) The roof pitch could be modified from 9/12 to 8/12, which would drop the height by approximately 1'-2". The City's third-party architect felt this would actually have a negative impact on the design and significantly increase costs due to truss roof construction modifications. The applicant is amenable to this option.
- 3) Additional stone could be added to the front elevation to better complement the neighborhood.

As a whole, the City's third-party architect felt this home would be acceptable from a



compatibility perspective due to the existing conditions and maturity of the neighborhood, the taller homes located to the south, and across the entire neighborhood. The architect indicated that a height reduction would be a bonus given the building height limits established by 4.2 of the Policy.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed it with the applicant and concerned neighbors. This is the first application that tests the City Manager's Policy on Neighborhood Compatibility. This Policy is meant to supplement the City's Residential Design Standards by offering guidance as to what compatibility looks like. Simply, because 4.2 and 4.4 of the Policy are not met, Staff has to determine that Article 7.17 is not being met. The applicant could make changes to meet 4.2 and 4.4, or seek a variance from BZAP as a result. This was specifically set up to allow the Board further review and a closer look to see if compatibility is or isn't met based on the application, ordinances and variance standards of approval. Other than building height and exterior materials, the proposed home meets all of the Policy's measures, including those to reduce mass and potential impacts on adjacent property.

This area has slowly been in a transition between the original 1950s-60s homes and replacement homes built within the past two decades. These homes have largely done a good job of blending into the neighborhood and not negatively impacting existing nearby homes, proving that taller and more thoughtfully designed homes can be harmonious with lower, ranch-style homes. Largely as a result of the City's third-party architect's recommendations, Staff would like to see a reduction in building height and additional stone be added to the front elevation before support for the application can be offered. If these two things were to occur, Staff believes that the granting of the variance would not be precedent-setting because the design meets all of the measures meant to reduce the height, massing and bulk of homes of the Policy, especially as they relate to adjacent lower homes by stepping the building down as it reaches the outer ends of the home. There are two existing homes that would be taller than the proposed home directly across the street from the subject property.

Staff would encourage the Board to utilize Findings #4 (character of the neighborhood) and #8 (spirit and intent of the ordinance) in their discussion.

Attachments

1. BZAP Staff Report Pics - 3846 Waldo Pl
2. BZAP Variance Application - 3846 Waldo Place
3. Schubert letter 07.13.23



3846 Waldo Place

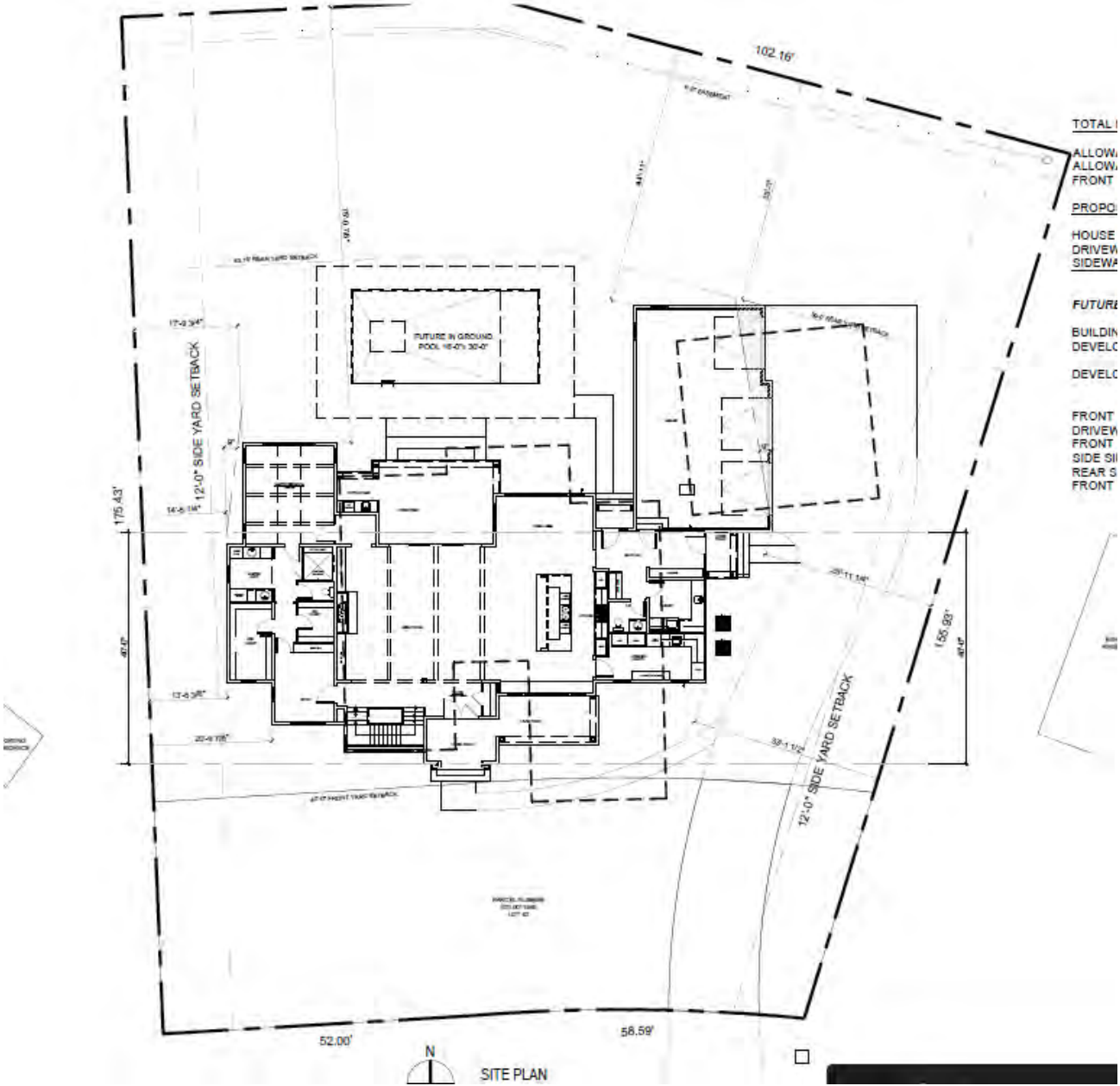
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Existing Elevations & Streetscape



Proposed Elevations



Justin Milam

From: kflaher@columbus.rr.com
Sent: Wednesday, August 2, 2023 9:57 AM
To: Planning
Subject: 3846 Waldo Place (Var-37-23)

City of Upper Arlington

Board of Zoning and Planning

As a resident on Rushmore Drive for over 51 years, and a retired architect, I support the variance requested. The proposed residence would be a plus for the neighborhood. All single story homes will be replaced eventually with 2 story structures including my own.

The variance of 6' in height would not be so great if the average elevation around the proposed house (reflecting the slope of the property) were taken into consideration.

I am impressed with standards the City has come up with. Bigger homes are usually built on bigger lots, like you are now finding in our neighborhood, with the roofs being a little higher than the average. The variance requested is not unreasonable. The value of all the properties in the area will increase a little with the construction of this residence including the adjoining properties.

Other than that, things are great. We are so fortunate to have bought our house when we did in the summer of 1972.

Thanks.

Kevin Flaherty

3770 Rushmore Drive

Susan Scharenberg
3821 Rushmore Drive
Columbus OH 43220-2209
sks.cmh@gmail.com

July 14, 2023

City of Upper Arlington
Board of Zoning and Planning
3600 Tremont Road
Columbus OH 43221

RE: 3846 Waldo Place (VAR-37-23)

I own and reside in one of the adjoining properties. In 2011 I invested more than twice the structure's current value in a whole-house remodel that complied with City residential building regulations at every checkpoint. In at least one instance, the plans had to change to remain compliant. The change was disappointing, but I respected the relevant regulations as best serving the preservation of property value and neighborhood compatibility.

I welcome new investment in the subject residence, but am very concerned that the proposed new house design is not in keeping with neighborhood characteristics.

I would like to contribute the following observations and questions for your consideration in this matter.

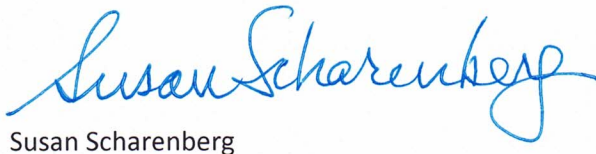
1. Please carefully consider the concerns expressed by Lisa Schubert in her letter of 7/13/2023. I am in agreement with every point.
2. The owners' letter to property owners states "This high [sic] increase is an aesthetic necessary to have the desired roof pitch." In the documentation provided for the meeting, I found nothing indicating that the roof pitch is essential for structural or functional purposes. A shallower, compliant pitch would be more in keeping with the appearance of the overall, long-established neighborhood and all adjoining properties.
3. The owners' letter and Variance Request refer to a single matter, roof height. However, the Staff Report, in addition to describing the roof height excess, documents a second concern, that the proposed exterior being nearly 100% stucco conflicts with City design requirements. A process is already initiated to manage the first concern. How will the second concern be managed, and why is it not included in the Variance Request?

Susan Scharenberg
3821 Rushmore Drive
Columbus OH 43220-2209
sks.cmh@gmail.com

4. The Staff Report describes the purpose of the Neighborhood Compatibility Policy, and states that this variance request is the first test of the Policy. The City proactively recognized the need for such a Policy, and doubtless invested considerable cost and effort to develop one that is useful and relevant to specific areas. Allowing two proposed, clear violations from Design Standards and Compatibility Policy to be realized would send a message that commitment to preserving neighborhood compatibility is not sincere, and that the standards and policy are not enforceable. Conforming to the existing building codes will ensure that the new construction is less intrusive to existing property owners, and guards against design whims and short-lived aesthetic trends.

I hope this information is helpful to your review and decisionmaking process. Orchard View residents count on the Board of Zoning and Planning to preserve the character of the established neighborhood.

Respectfully,



Susan Scharenberg

Lisa Schubert 3845 Rushmore Dr Upper Arlington, OH 43220

schubert3120@gmail.com

July 13, 2023

Dear Zoning Board:

My name is Lisa Schubert and I live in a ranch home at 3845 Rushmore Drive directly behind the proposed new build at 3846 Waldo Place, both located in Orchard View. I am concerned about the variance request made by the builders representing Carleton and Amy Nelson, the new owners of the Waldo property. In the variance request, the builders acknowledge that all surrounding homes are ranches. Nonetheless, the builder insists the existing character of the neighborhood will not change by building this proposed home of such dimension that it requires a variance to accommodate its scale, height, and massing. The house size is clearly at odds with the present building requirements and existing ranch homes surrounding it on similar sized lots. If the variance is granted, current homeowners will surrender some of their privacy and have the quiet enjoyment of their properties infringed upon.

Please note that the proposed build is already elevated from street level as they request a height variance. Even though several larger homes have recently been built in Orchard View, the two new larger homes on Waldo abut to a very large two-story home on Sawmill and are not surrounded by ranches. 3846 Waldo Place has a ranch to the east and a split-level to the west on Waldo and all the Rushmore properties affected are ranches. Pictures of the affected homes on Waldo and Rushmore are attached as well as a current view of the home being torn down. Many of the existing ranches in Orchard View have been updated while preserving the unique tranquility of Orchard View. Towering over other houses does not maintain or enhance the character of our subdivision.

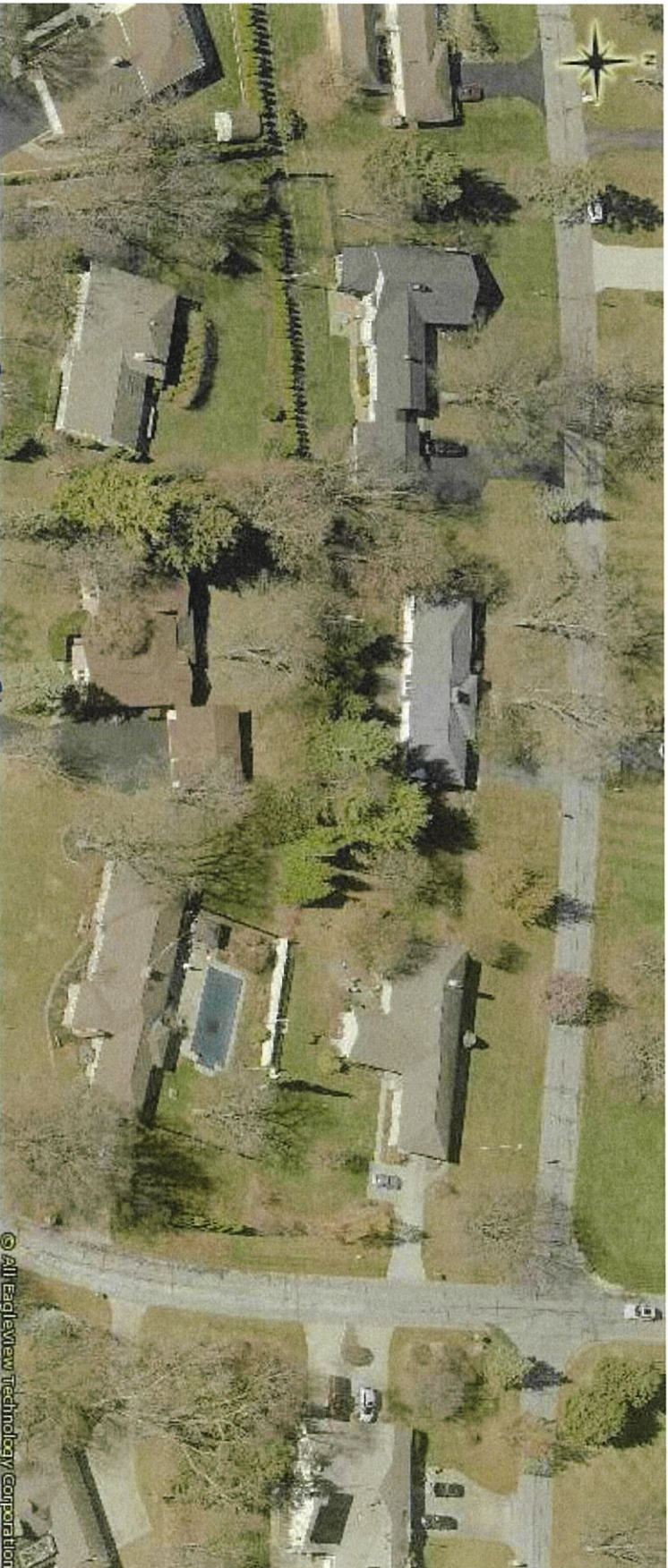
As stated by the builder, a beneficial use of the property **can be obtained** without the variance being granted. And given the already large size, conforming to the existing building codes would be less intrusive and somewhat less overwhelming.

Thank you for your consideration in this matter.

Sincerely,



Aerial



3851 Rushmore Dr.

3845 Rushmore Dr.

3821 Rushmore Dr.

3850 Weldon Pl.

3846 Weldon Pl.

3820 Weldon Pl.

© All EagleView Technology Corporation



3850 Waldo (property to the west)



3846 Waldo (property wanting variance)



3822 Waldo (property to the east)



3831 Rushmore Dr (caddy corner to the west)



3845 Rushmore Dr (directly behind)



3821 Rushmore Dr (caddy corner to the east)

Authors: Katie Oberlin, Intern

BZAP Meeting Date: August 16, 2023

Subject: 1680 Andover Road (VAR-38-23) - To allow the construction of a front porch that encroaches 8'-4" into the 40-foot front yard setback, in lieu of the six-foot projection permitted.

Site Description/History

The subject property, 1680 Andover Road, is located on the east side of the street, just south of King Avenue. The rectangular property has 50 feet of street frontage, 142 feet of depth, and totals 0.163 acres. This R-1c (One-Family Residence District) zoned property has a default 40-foot building setback line and is platted as Lots #353, 354, and 355 in the Ricket and Miller's Summit Plain Addition subdivision from 1890. A two-story Dutch Colonial home with a small front porch was built in 1926 and sits on the front yard building setback line. A shared driveway along the south side leads to a three-car detached garage. The homes immediately north and south of the subject site, as well as others on the street, have large, original front porches, typically six-to-eight feet deep, that project into the front yard. The property was purchased by the applicant in March 2022.

Proposal

The proposal includes the removal of an existing front porch and the construction of a new front porch that is 8' x 26', all of which are located in the front yard. The proposed porch has a new roof overhang with asphalt shingles and supporting posts.

Zoning Code Requirements

- To allow a front porch to project up to 8'-4" into the front yard, in lieu of the six-foot projection permitted (Article 6.01).

This ordinance previously permitted a 5' x 10' front porch projection but was recently amended to allow for larger and wider front porches, as they typically improve the design, massing and front aesthetic of homes. The new ordinance went into effect on July 26, 2023.

Alternatives

Due to the recently updated front porch ordinance, Staff encouraged the applicant to reduce the projection to six feet so that a variance would not be needed. The applicant could also explore a shallower front porch to better align with adjacent and nearby property.

Requested Action and Findings



Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. When Staff was investigating a potential update to the front porch ordinance, Staff met with architects and builders to get input. Staff also examined previous front porch variance applications, nearly all of which were approved by the Board. A maximum six-foot projection was deemed appropriate, workable, and typically accounted for 15 percent of the front yard. Staff felt that anything further would potentially "stick out too far", be "too much" and could negatively impact the neighborhood streetscape

While granting this variance would not substantially alter the essential character of the neighborhood (Finding #4), the proposal is not the minimum necessary to make possible the reasonable use of the structure (Finding #3). The ordinance was just updated to allow for larger front porches within the front yard (Finding #8). For these reasons, Staff, unfortunately, cannot support this variance application. Should the Board consider this application, Staff would recommend a shallower projection to better align with those found on the street.

Attachments

1. 1680 Andover variance application
2. BZAP Staff Report Pics - 1680 Andover Road





23-3340

Variance Application

Status: Active

Submitted On: 7/24/2023

Primary Location

1680 ANDOVER RD
UPPER ARLINGTON, OH
43212

Owner

EDWARDS GERALD L
ANDOVER 1680 COLUMBUS,
OH 0

Applicant

 Jarrett Fuller
 614-593-1232
 contact@prime-pros.com
 3840 Lacon Rd
Unit 5
Hilliard, Ohio 43026

BZAP Information

BZAP Case

VAR-38-23

Status

Pending

BZAP Determination Date

08/16/2023

Vote Tally

Primary Variance

Front Porch

Findings of Fact for Approval/Denial

Variance Request

To allow the construction of a front porch that encroaches 8'-4" into the 40-foot front yard setback, in lieu of the six-foot projection permitted.

BZAP conditions

Variance Information

Describe Variance Request ?

Construct new porch with a depth of 8 feet, which would be 1 foot and 4 inches over the new allowance.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

None

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

No

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

No

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

Yes

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Yes

3840 Lacon Rd. Unit 5
Hilliard, Ohio 43026
(614) 921-0920



NOTICE

July 13, 2023

To:

Address:

Please be advised that Prime Construction, on behalf of Tessa Gatz, has submitted a Variance Application to the City of Upper Arlington Board of Zoning & Planning for the property located at 1680 Andover Road, Columbus, Ohio 43212. The variance requests that a front porch be constructed with a depth of 8 feet, over the new allowance by 1 foot and 4 inches. The new porch will be within the build line of the neighbors existing front porches/structures and maintain a unified and clean aesthetic. Please see site plan included with this letter for reference.

Board of Zoning and Planning (BZAP) meeting begins at 6 p.m. on Wednesday, August 16th, 2023 and is held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at: upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your acceptance of this notice does not indicate in any way your acceptance or opposition to the request of the applicant. You are welcome to express your desires at the Board of Zoning Appeals meeting as scheduled above.

Prime Construction, LLC
contact@prime-pros.com
(614) 921-0920

Revised: May 2023

Certification of Notice

Applicant Name: Prime Construction

Location of property subject to BZAP request: 1680 Andover Rd. Columbus, OH 43212

This application will be heard by the Board of Zoning and Planning on: August 16th, 2023

Describe activity which requires Board of Zoning and Planning review:

New porch construction that would be 8 feet in depth from the home.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1661-1667 Wyandotte Rd.	Benua William E TR	9589071052700453043668	07/13/2023
1671-1673 Wyandotte Rd.	1671-73 Wyandotte RD LLC	9589071052700453043651	07/13/2023
1677-1679 Wyandotte Rd.	Teetor Alexander M	9589071052700453043644	07/13/2023
1683 Wyandotte Rd.	1683 Wyandotte LLC	9589071052700453043637	07/13/2023
1691-1697 Wyandotte Rd.	SBJ One Properties LLC	9589071052700453043620	07/13/2023
1694 Andover Rd.	Falkner Neil	9589071052700453043613	07/13/2023
1686 Andover Rd.	Bauer Daniel M	9589071052700453043606	07/13/2023
1674 Andover Rd.	Stelzer John E	95890710527004530435	07/13/2023
1666 Andover Rd.	Wilson Charles L	9589071052700453043583	07/13/2023
1665 Andover Rd	Bathija Amit	9589071052700453043576	07/13/2023
1675 Andover Rd.	Bumgarner Robert B	9589071052700453043569	07/13/2023
1685 Andover Rd.	Amann Vicky L	9589071052700453043552	07/13/2023
1691 Andover Rd.	Shutes Brittany L	9589071052700453043545	07/13/2023

Applicant Signature: *Garrett Fuller*

Date: 7/13/2023

1699 Andover Rd. Holliday Nicholas G 9589071052700453043538 07/13/2023

Revised: May 2023

Certification of Notice

Applicant Name: Prime Construction

Location of property subject to BZAP request: 1680 Andover Rd. Columbus, OH 43212

This application will be heard by the Board of Zoning and Planning on: August 16th, 2023

Describe activity which requires Board of Zoning and Planning review:

New porch construction that would be 8 feet in depth

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

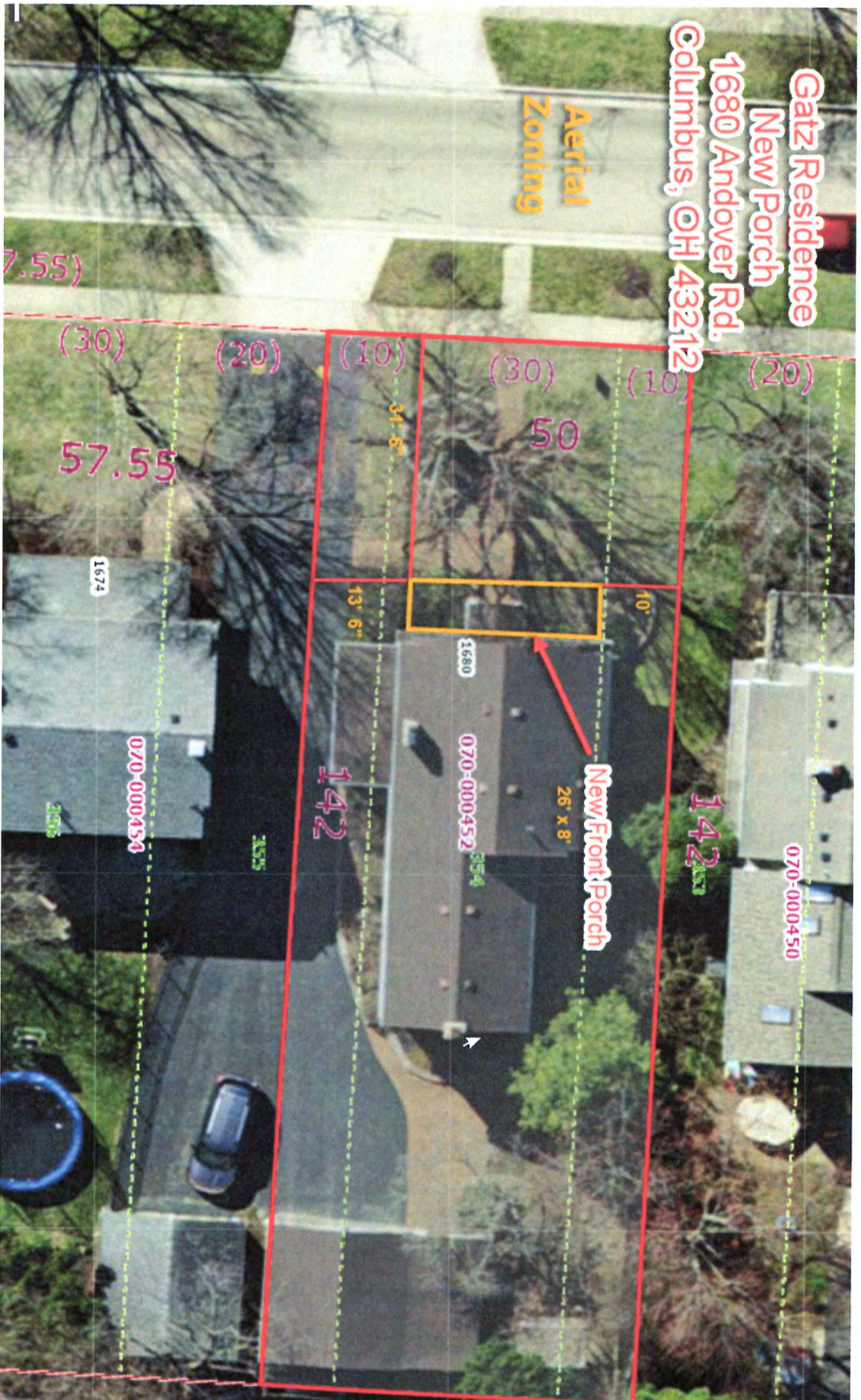
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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1661-1667 Wyandotte Rd.	Benue William E TR	9589071052700453043668	7/13/2023
170 Oakland Park Ave.	1671-73 Wyandotte Rd	9589071052700453043651	7/13/2023
1526 Teeway Dr.	Teetor Alexander M	9589071052700453043644	7/13/2023
291 Woodsfield Ct.	1683 Wyandotte LLC	9589071052700453043637	7/13/2023
1409 Haines AVE	SBJ One Properties LLC	9589071052700453043620	7/13/2023
1694 Andover Rd.	Falkner Neil	9589071052700453043613	7/13/2023
1686 Andover Rd.	Bauer Daniel M	9589071052700453043606	7/3/2023
1674 Andover Rd.	Stelzer John E	95890710527004530435	7/13/2023
1666 Andover Rd.	Wilson Charles L	9589071052700453043583	7/13/2023
1665 Andover Rd.	Bathija Amit	9589071052700453043576	7/13/2023
1675 Andover Rd.	Bumgarner Robert B	9589071052700453043569	7/13/2023
1685 Andover Rd.	Amann Vicky L	9589071052700453043552	7/13/2023
1691 Andover Rd.	Shutes Brittany L	9589071052700453043545	7/13/2023
Applicant Signature: <i>Jarrett Fuller</i>			Date: 7/24/2023

1699 Andover Rd. Holliday Nicholas G, 9589071052700453043538, 7/13/2023

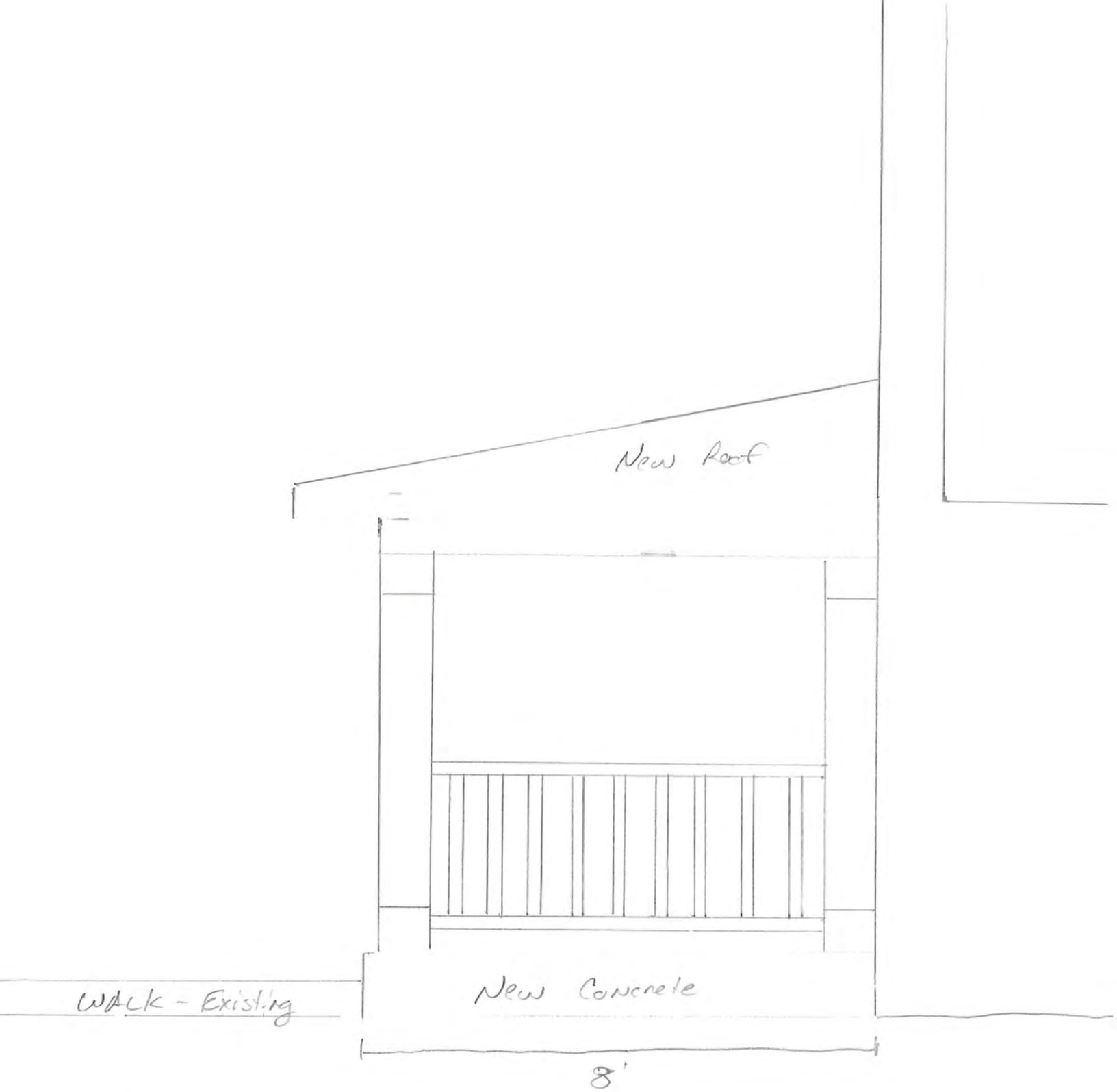
Gatz Residence
New Porch
1680 Andover Rd.
Columbus, OH 43212

Aerial
Zoning



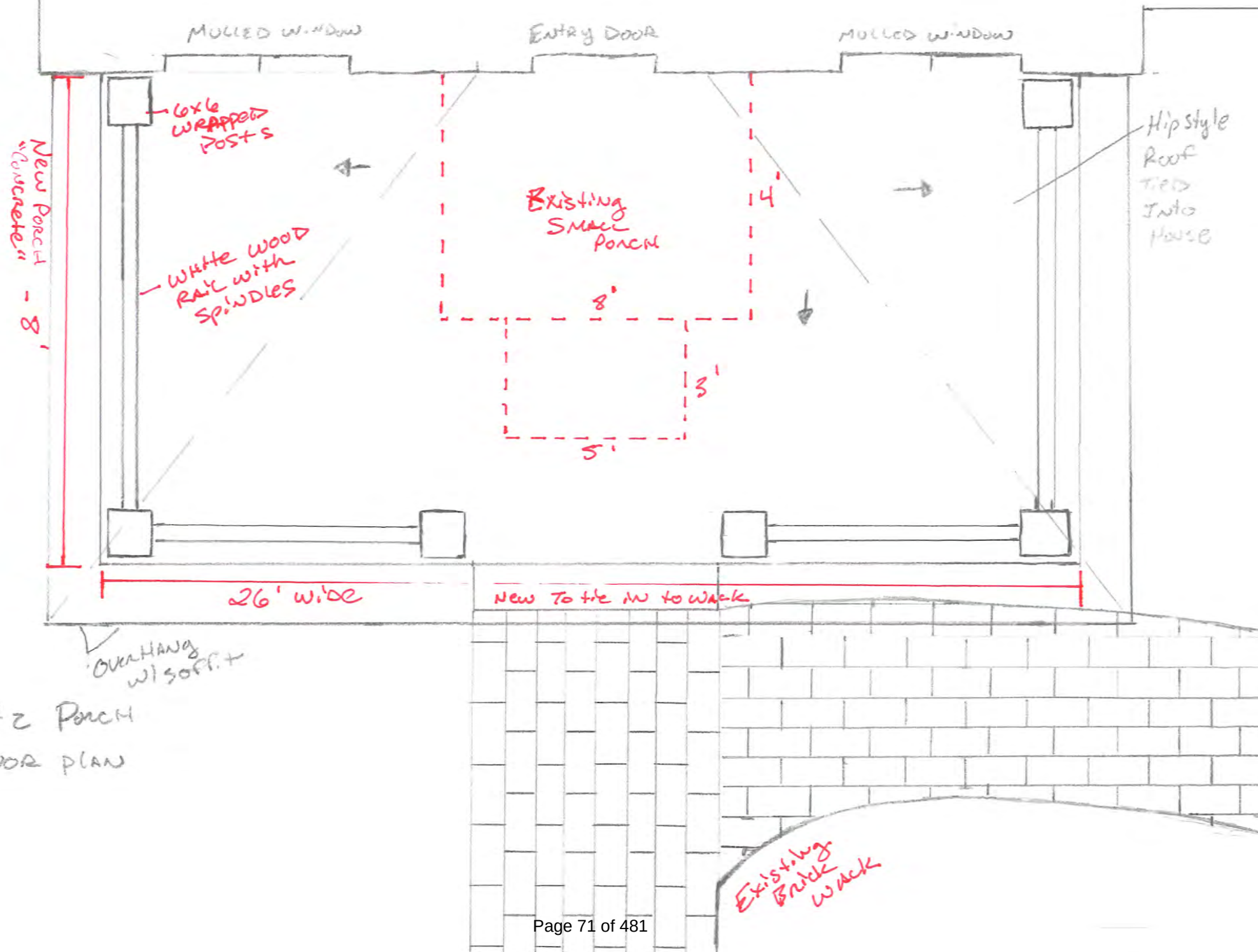


Cat 2 Porch
Front
Elevation



Gatz
Side Elevation

Existing House



Gatz Porch
- FLOOR PLAN

Remove Existing Porch -
add new 26' x 8'



Gatz Porch Variance – Supporting Photos



North Neighbor Porch



South Neighbor Porch



Front With Neighbors



What porch rail will look like (Photo of porch from Prime 2023) – without cedar tops – they will be white



1680 Andover Road

BZAP Staff Report Pictures



Google Maps ® Aerial Looking North



Existing and Proposed Front Elevation



Garage Porch
Front
Elevation



Existing Andover Road Elevation



Authors: Katie Oberlin, Intern

BZAP Meeting Date: August 16, 2023

Subject: 1548 Cardiff Road (VAR-39-23) - To allow the construction of a front porch that encroaches 7'-8" into the 40-foot front yard setback, in lieu of the six-foot projection permitted.

Site Description/History

The subject property, 1548 Cardiff Road, is located on the north side of the street, two parcels east of Beaumont Road. The rectangular property has 60 feet of street frontage, 138 feet of depth, and totals 0.19 acres. This R-1c (One-Family Residence District) zoned property has a 40-foot building setback line and is platted as [Lot #13](#) in the University Addition subdivision from 1924. A two-story stone and stucco home was built in 1941 and sits on the front yard setback line. The property was purchased by the applicant in April 2023.

Proposal

The proposal includes the removal of the existing portico, replacement of the existing siding, shutters, and door, demolition of the existing brick landing and the addition of a new front porch. The proposed porch design incorporates a new concrete landing, cultured stone over the existing brick facade, and a 123-square foot front porch that encroaches 7'-8" into the 40-foot front yard setback.

Zoning Code Requirements

- To allow a front porch to project up to 7'-8" into the front yard, in lieu of the six-foot maximum projection permitted (Article 6.01).

This ordinance previously permitted a 5' x 10' front porch projection but was recently amended to allow for larger and wider front porches, as they typically help improve the design and front aesthetic of homes. The new ordinance went into effect on July 26, 2023.

Alternatives

Due to the recently updated front porch ordinance, Staff encouraged the applicant to reduce the projection to six feet so that a variance would not be needed.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. When Staff was investigating a potential update to the front porch ordinance, Staff met with architects and builders to get input. Staff also examined previous front porch variance



applications, nearly all of which were approved by the Board. A maximum six-foot projection was deemed appropriate, workable, and typically accounted for 15 percent of the front yard. Staff felt that anything further would potentially "stick out too far", be "too much" and could negatively impact the neighborhood streetscape.

While granting this variance would not substantially alter the essential character of the neighborhood (Finding #4), the proposal is not the minimum necessary to make possible the reasonable use of the structure (Finding #3). The ordinance was just updated to allow for larger front porches within the front yard (Finding #8). For these reasons, Staff, unfortunately, cannot support this variance application.

Attachments

1. 1548 Cardiff Rd variance application
2. BZAP Staff Report Pics - 1548 Cardiff Road





23-3255

Variance Application

Status: Active

Submitted On: 7/18/2023

Primary Location

1548 CARDIFF RD
UPPER ARLINGTON, OH
43221

Owner

Michael & Alison Bechtel
Cardiff Road 1548 Upper
Arlington, Oh 43221

Applicant

 Brenda Parker
 614-586-5514
brenda.parker@cbusarch.com
 930 Northwest Blvd
Columbus, Ohio 43212

BZAP Information

 BZAP Case #

VAR-39-23

 Status

Pending

 BZAP Determination Date

08/16/2023

 Vote Tally

 Primary Variance

Front Porch

 Findings of Fact for Approval/Denial

 Variance Request

To allow the construction of a 7'-8" deep front porch, in lieu of the six-foot maximum front yard projection permitted.

 BZAP conditions

Variance Information

Describe Variance Request ?

Request variance to increase the allowable projection into the front yard from 5'-0" depth x 10'-0" width to 7'-8" depth x 18'-0" width.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

The existing front wall of the house sits at 40'-0" from the property (to the second floor cantilevered wall). The owners would like to construct a front porch for two purposes. The first is to increase the curb appeal of the house by concealing the second-floor overhang. The second is to have a covered area at the front door as well as a seating area to participate in the community and activity of the street. In order to have adequate space for both the covered entry and a seating area, the footprint of the porch needs to be larger than the allowable front yard projection of 5'-0" x 10'-0" (50 sf). The owners are asking to increase the encroachment to 7'-8" in depth for 9'-0" and 6'-0" in depth for 9'-0" (123 sf).

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

The variance will not confer a special privilege that is denied to other properties in the same district. Many houses sit further back than the 40' front yard setback and can therefore utilize more buildable on the lot for a front porch.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

The essential character of the neighborhood area will not be substantially altered due to the variance request. The front porch will improve the appearance of the neighborhood and will allow for more congregation area in the front yard resulting in increased community socialization. The massing of the front porch is broken down into an arched roof area and a shed roof area which provides a great character and softens the rectilinear nature of the house.

Smaller porch footprints were considered but did not offer the desired functionality that the larger porch is able to provide.

The smaller 5' x 10' porch footprint would not provide a beneficial use without the enlarged footprint that the variance would allow.

NOTICE:

Date: July 18, 2023

To:

Please be advised that Michael & Alison Bechtel have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 1548 Cardiff Road, Upper Arlington, Ohio 43221.

The zoning variance request is to increase the allowable projection into the front yard from 5'-0" depth x 10'-0" width to 7'-8" depth x 18'-0" width. The projection increase is to allow for an open front porch.

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, August 16, 2023 at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Parker".

Brenda Parker (Architect)
On behalf of Michael & Alison Bechtel

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 1548 Cardiff Road, Upper Arlington, Oh 43221

Describe activity which requires Board of Zoning and Planning review:

Request variance to increase the allowable projection into the front yard from 5'-0" depth x 10'-0" width to 7'-8" depth x 18'-0" width.

This application will be heard by the Board of Zoning and Planning on: August 16, 2023

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Due to the ongoing COVID-19 pandemic, meetings MAY be held remotely via video conference and telephone call-in. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1527 Berkshire Road	Michael & Carolyn Mclean	9589-0710-5270-0947-3888-17	
1535 Berkshire Road	Desmond & Erika Dsouza	9589-0710-5270-0947-3887-87	
1543 Berkshire Road	Joseph & Jillian Apgar	9589-0710-5270-0947-3887-63	
1551 Berkshire Road	Timothy & Kirstin Rennick	9589-0710-5270-0947-3888-00	
1297 Sherborne Lane	1560 Cardiff LLC	9589-0710-5270-0947-3887-70	
1540 Cardiff Road	Ryan & Amy Gilmore	9589-0710-5270-0947-3887-56	
1532 Cardiff Road	Dedra Hurst	9589-0710-5270-0947-3887-94	
1531 Cardiff Road	Michael & Heidi Christman	9589-0710-5270-0947-3888-48	
1539 Cardiff Road	David & Erica Reed	9589-0710-5270-0947-3888-24	
1547 Cardiff Road	Richard & Katherine Kisker	9589-0710-5270-0947-3888-55	
2692 York Road	James & Paula Bedford	9589-0710-5270-0947-3888-31	
Applicant Signature:			Date: 7/18/23

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 1548 Cardiff Road, Upper Arlington, Oh 43221

Describe activity which requires Board of Zoning and Planning review:

Request variance to increase the allowable projection into the front yard from 5'-0" depth x 10'-0" width to 7'-8" depth x 18'-0" width.

This application will be heard by the Board of Zoning and Planning on: August 16, 2023

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Due to the ongoing COVID-19 pandemic, meetings MAY be held remotely via video conference and telephone call-in. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1527 Berkshire Road	Michael & Carolyn Mclean	9589-0710-5270-0947-3888-17	
1535 Berkshire Road	Desmond & Erika Dsouza	9589-0710-5270-0947-3887-87	
1543 Berkshire Road	Joseph & Jillian Apgar	9589-0710-5270-0947-3887-63	
1551 Berkshire Road	Timothy & Kirstin Rennick	9589-0710-5270-0947-3888-00	
1297 Sherborne Lane	1560 Cardiff LLC	9589-0710-5270-0947-3887-70	
1540 Cardiff Road	Ryan & Amy Gilmore	9589-0710-5270-0947-3887-56	
1532 Cardiff Road	Dedra Hurst	9589-0710-5270-0947-3887-94	
1531 Cardiff Road	Michael & Heidi Christman	9589-0710-5270-0947-3888-48	
1539 Cardiff Road	David & Erica Reed	9589-0710-5270-0947-3888-24	
1547 Cardiff Road	Richard & Katherine Kisker	9589-0710-5270-0947-3888-55	
2692 York Road	James & Paula Bedford	9589-0710-5270-0947-3888-31	
Applicant Signature:			Date: 7/18/23

GENERAL INFORMATION

Address: 1548 Cardiff Road
Upper Arlington, Ohio 43221
Franklin County Parcel: 070-001517-00

Scope of Project:
The project consists of a new front porch with associated exterior improvements.
Front Porch Area: 123 sf

Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com



NEW FRONT PORCH
1548 CARDIFF ROAD
UPPER ARLINGTON, OHIO 43221

SHEET INDEX

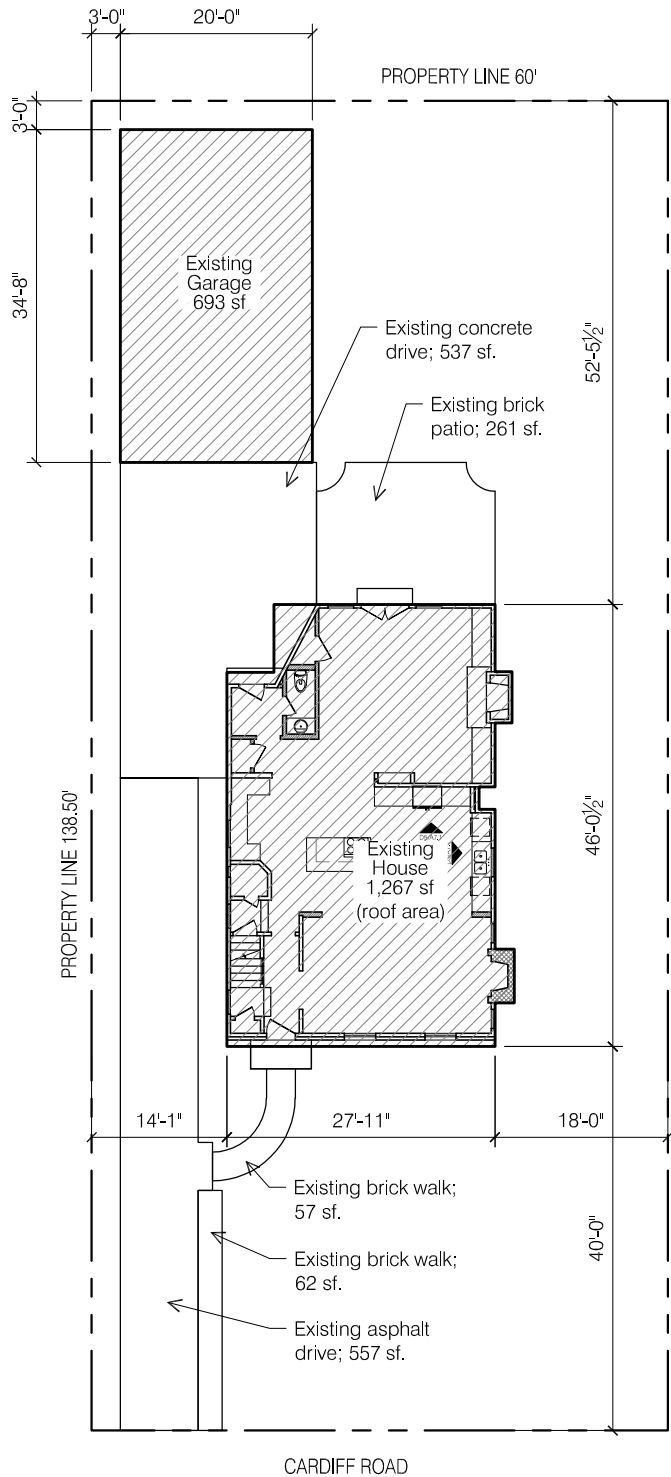
A1.0	Site Plan & General Info	A3.1	Sections & Details
A2.0	Overall Plans & Elevations	A3.2	Sections & Details
A2.1	Enlarged Porch Plans		
A2.2	Enlarged Porch Plans		

ZONING: R-1C

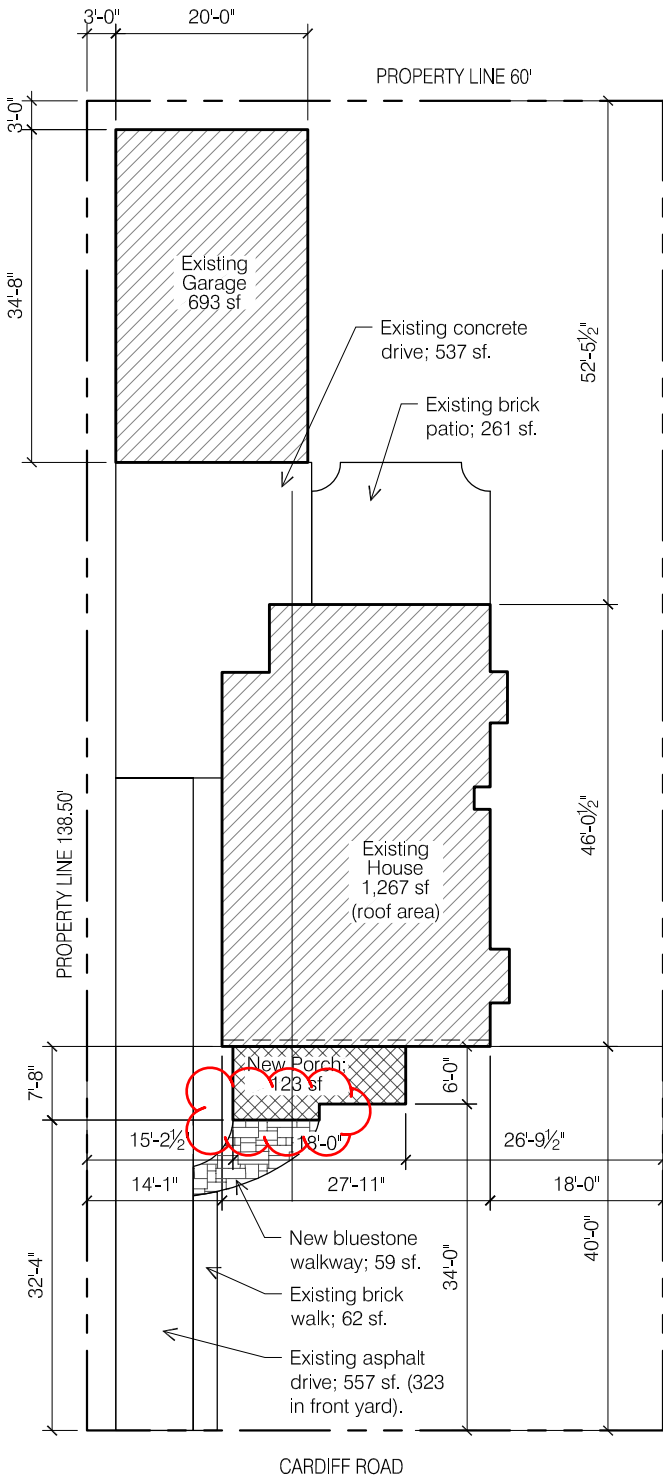
Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	8,310 sf	n/a
Lot Width:	60'	n/a
Porch Setbacks	Actual	Zoning Req't
Front Yard West:	32'-0"	40'-0"
6.01 Lot Arrangement and Dimensional Standards; Item D Yard Projections in R-Districts; Table allows for 5'-0" projection into front yard; Footnote 1 allows for 10'-0" width of projection. Request variance to increase projection into front yard from 5'-0" allowable to 7'-8", and increase width of projection from 10'-0" allowable to 18'-0".		
Side Yard East:	26'-9"	8'-0"
Side Yard West:	15'-2"	8'-0"
Building Cover Limit	Actual	Zoning Req't
Bldg Cover Existing:	1,960 sf (24%)	2,409 sf (29%)
Bldg Cover Proposed:	2,083 sf (25%)	Meets zoning
Development Cover Limit	Actual	Zoning Req't
Dvpmt Cover Existing:	3,434 sf (41%)	4,155 sf (50%)
Dvpmt Cover Proposed:	3,559 sf (43%)	Meets zoning
Front Yard Cover Limit	Actual	Zoning Req't
Front Yard Area:	2,400 sf	600 sf (25%)
Front Yard Cover w/ Porch:	567 sf (24%)	Request Variance

DESIGN CRITERIA

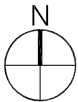
Design Criteria:
Wind Speed = 115 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%



1 SITE PLAN - EXISTING
SCALE: 1" = 20'-0"



2 SITE PLAN - NEW WORK
SCALE: 1" = 20'-0"



Permit Set

SCALE:
As Noted
PROJECT NO.:

DATE:
July 18, 2023
SHEET NO.

A1.0

SITE PLAN & GENERAL INFO



NEW FRONT PORCH
1548 CARDIFF ROAD
UPPER ARLINGTON, OHIO 43221

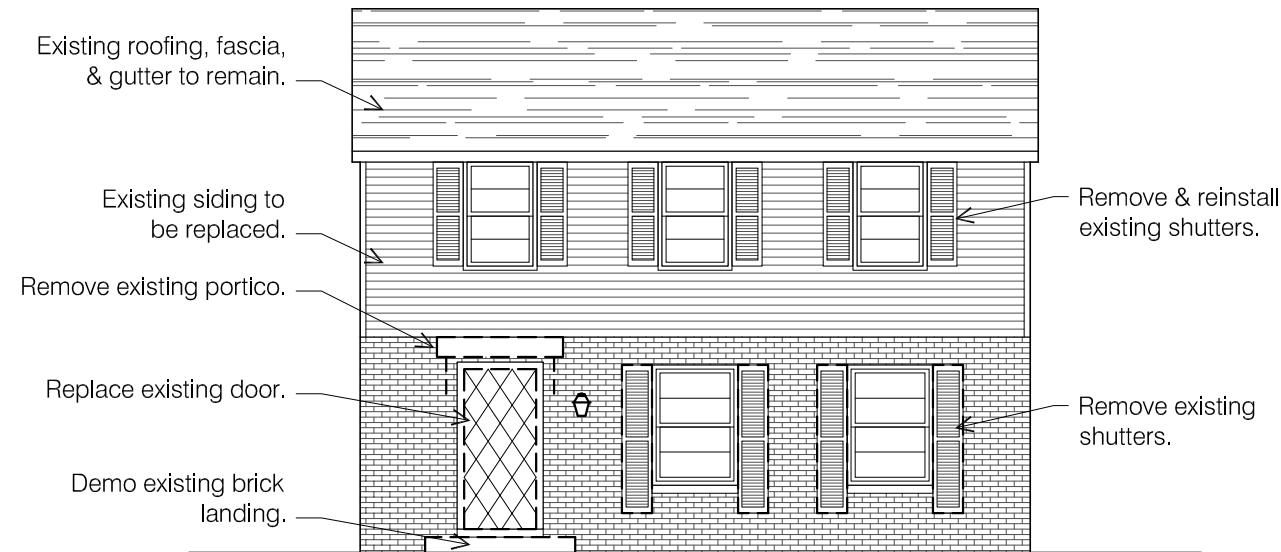
Permit Set

SCALE:
As Noted
PROJECT NO.:

DATE:
July 18, 2023
SHEET NO.

A2.0

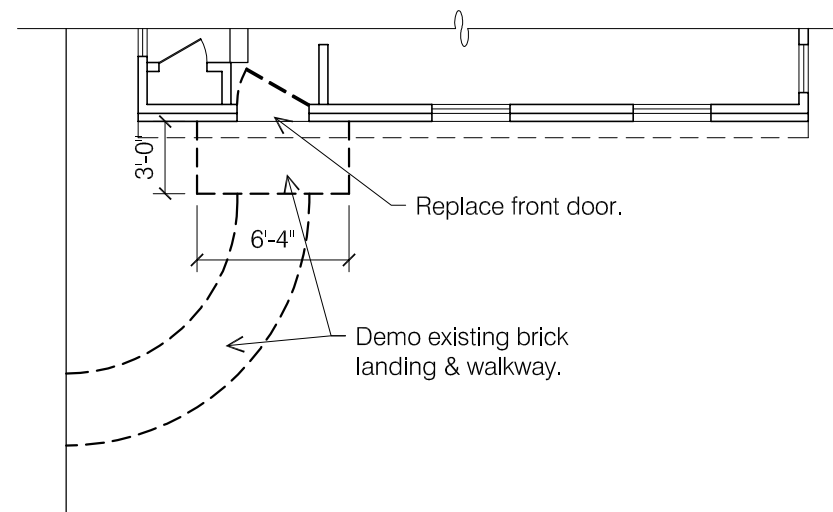
OVERALL PLANS & ELEVATIONS



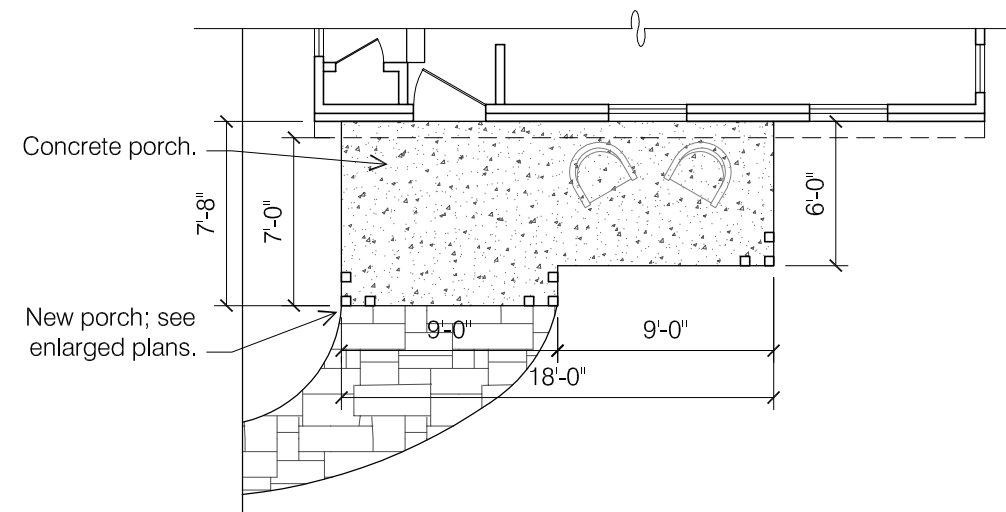
1 DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



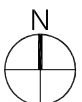
3 NEW WORK ELEVATION
SCALE: 1/8" = 1'-0"



2 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



4 NEW WORK PLAN
SCALE: 1/8" = 1'-0"



A circular professional seal for Brenda S. Parker, a Registered Architect in the State of Ohio. The seal features a rope-like border. Inside the border, the text "STATE OF OHIO" is at the top and "REGISTERED ARCHITECT" is at the bottom, separated by two stars. In the center, the name "BRENDA S. PARKER" is printed above the handwritten signature "BSP". Below the signature is the registration number "0213127".

NEW FRONT PORCH
1548 CARDIFF ROAD
UPPER ARLINGTON, OHIO 43221

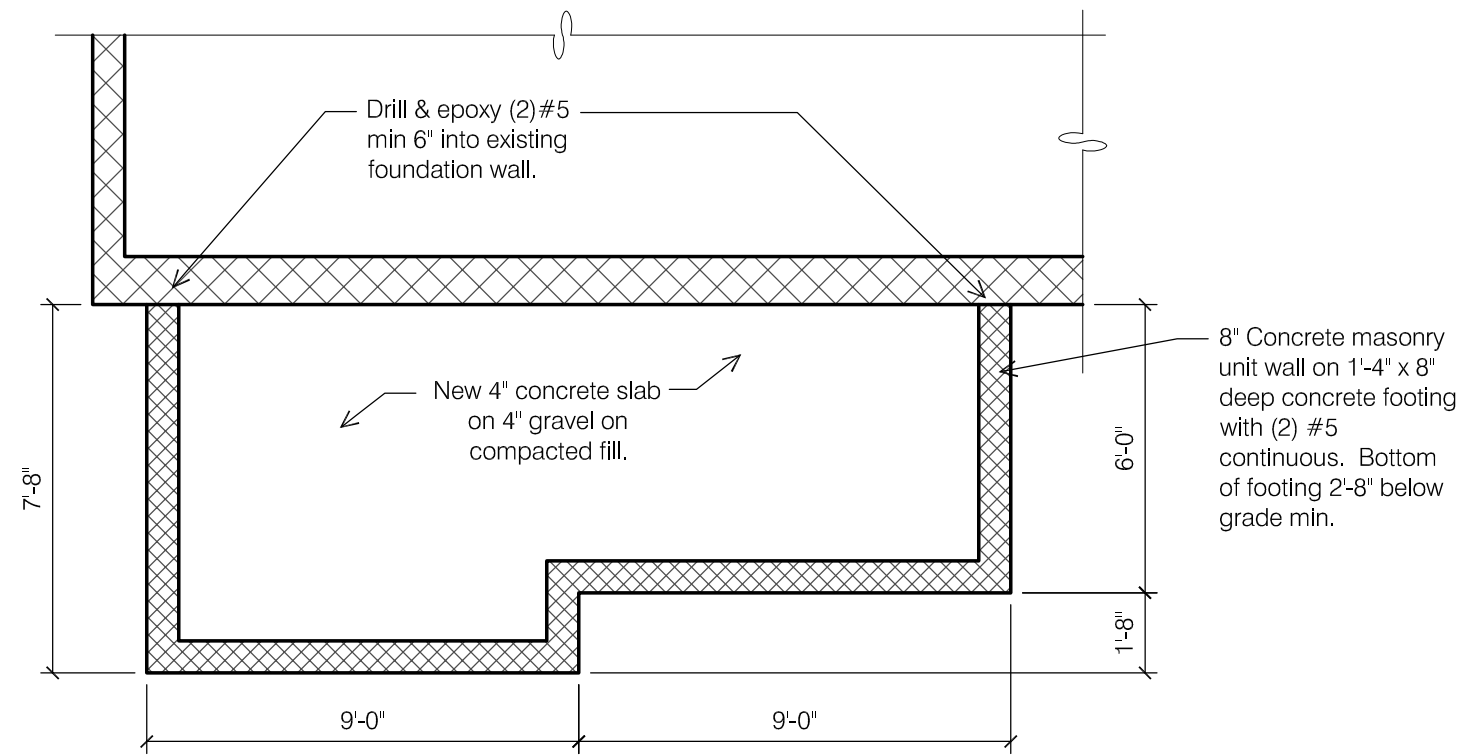
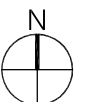
SCALE:
3/16"=1'-0"

PROJECT NO.:

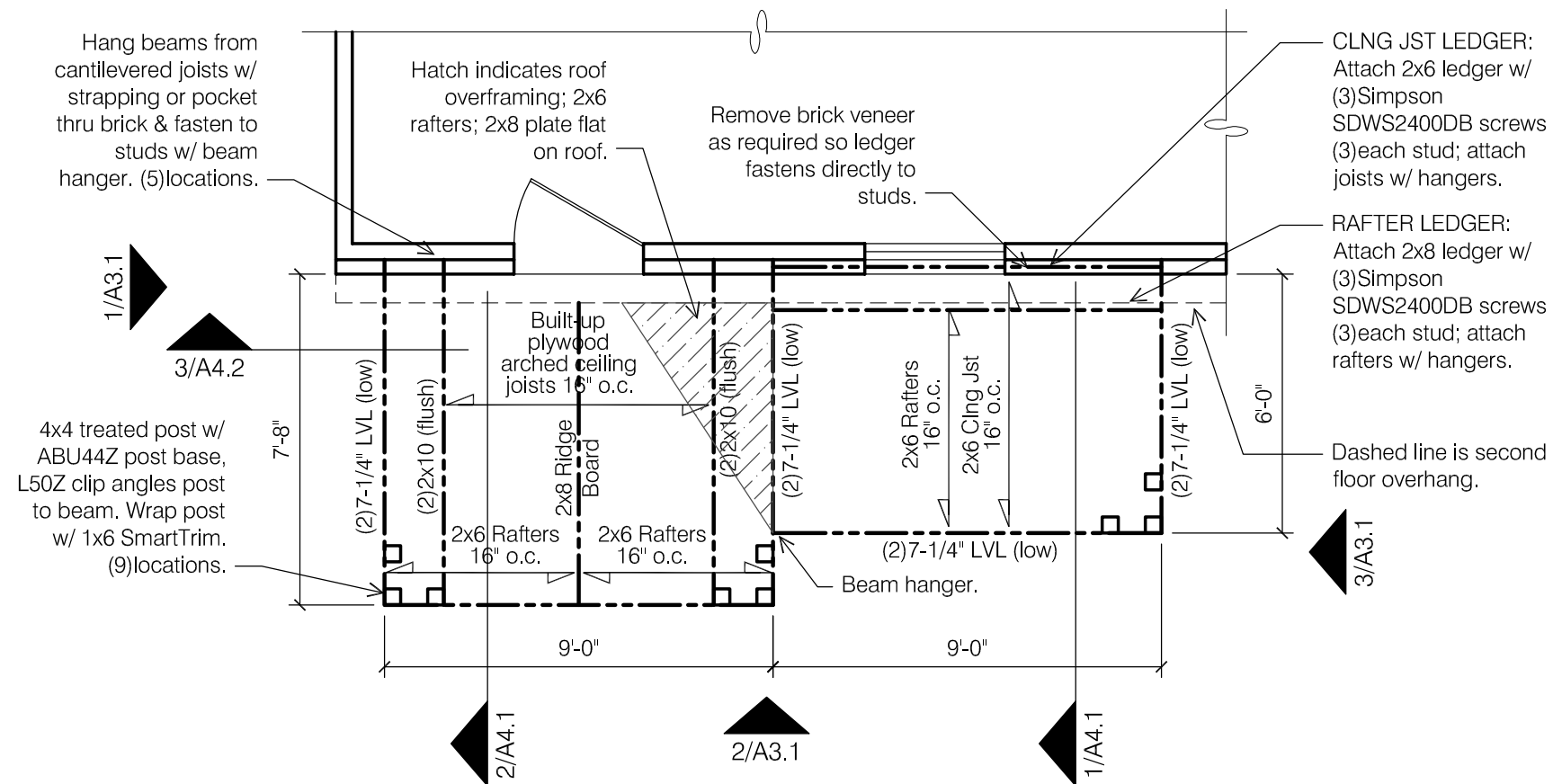
DATE: July 18, 2023

SHEET NO.

A2.1

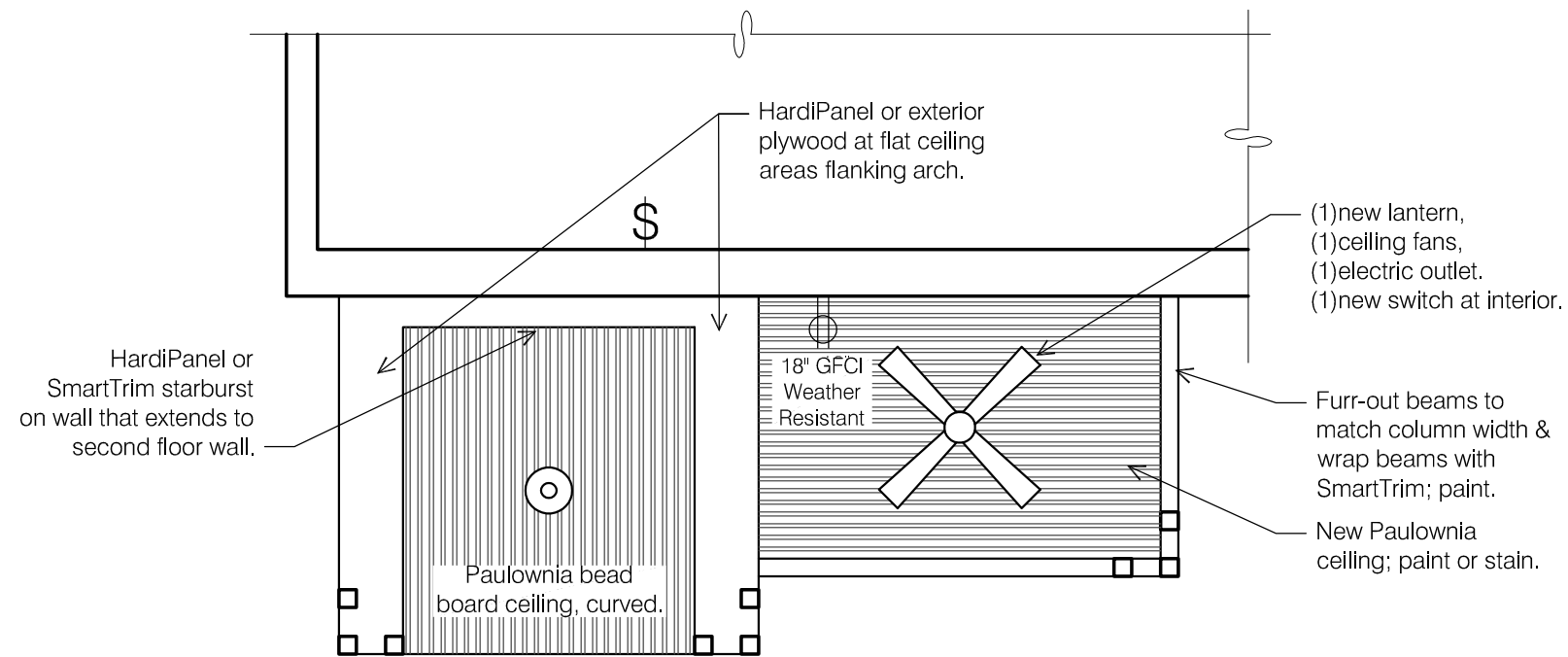


1 PORCH FOUNDATION PLAN SCALE: 1/4" = 1'-0"

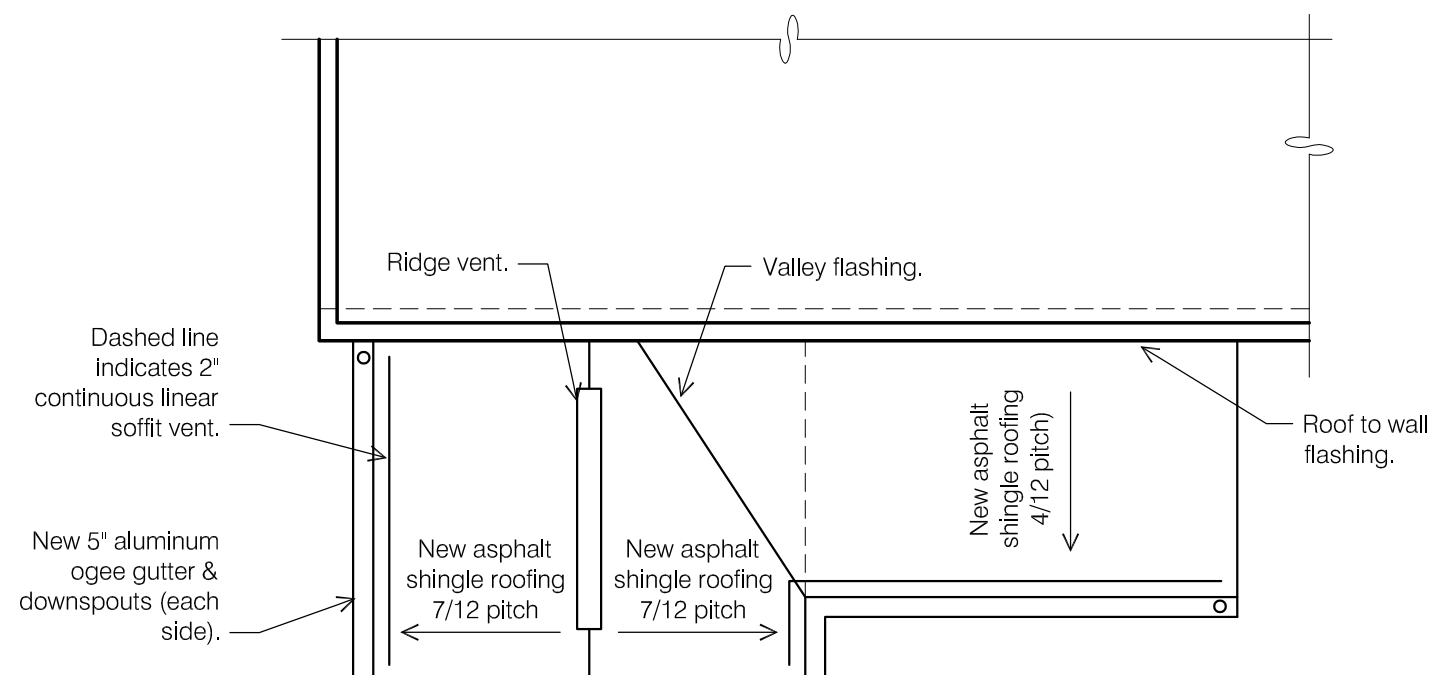


2 PORCH FRAMING PLAN

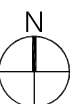
0 1 2 4 8 SCALE: 1/4" = 1'-0"



1 PORCH CEILING & ELECTRIC PLAN
SCALE: 1/4" = 1'-0"



2 PORCH ROOF PLAN
SCALE: 1/4" = 1'-0"



Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com



NEW FRONT PORCH
1548 CARDIFF ROAD
UPPER ARLINGTON, OHIO 43221

Permit Set

SCALE:
3/16" = 1'-0"

PROJECT NO.:

DATE:
July 18, 2023

SHEET NO.

A2.2

ENLARGED PORCH PLANS



NEW FRONT PORCH
1548 CARDIFF ROAD
UPPER ARLINGTON, OHIO 43221

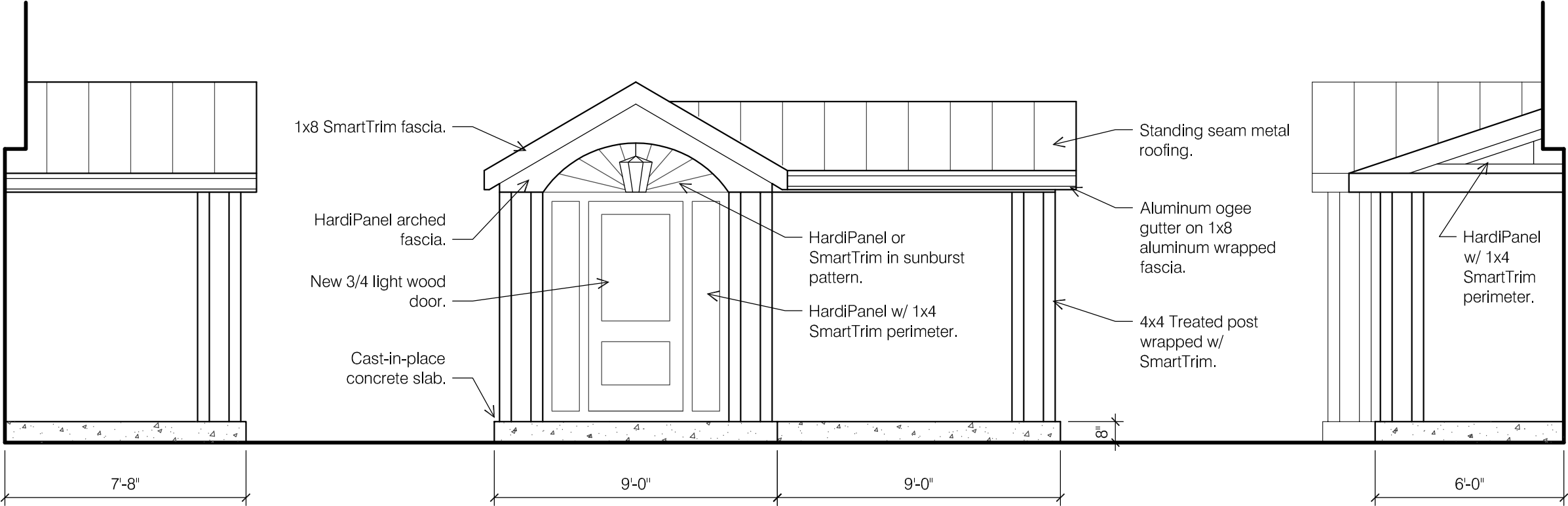
Permit Set

SCALE:
AS NOTED
PROJECT NO.:

DATE:
July 18, 2023
SHEET NO.

A3.1

ENLARGED PORCH ELEVATIONS



1 PORCH WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 PORCH SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

3 PORCH EAST ELEVATION
SCALE: 1/4" = 1'-0"

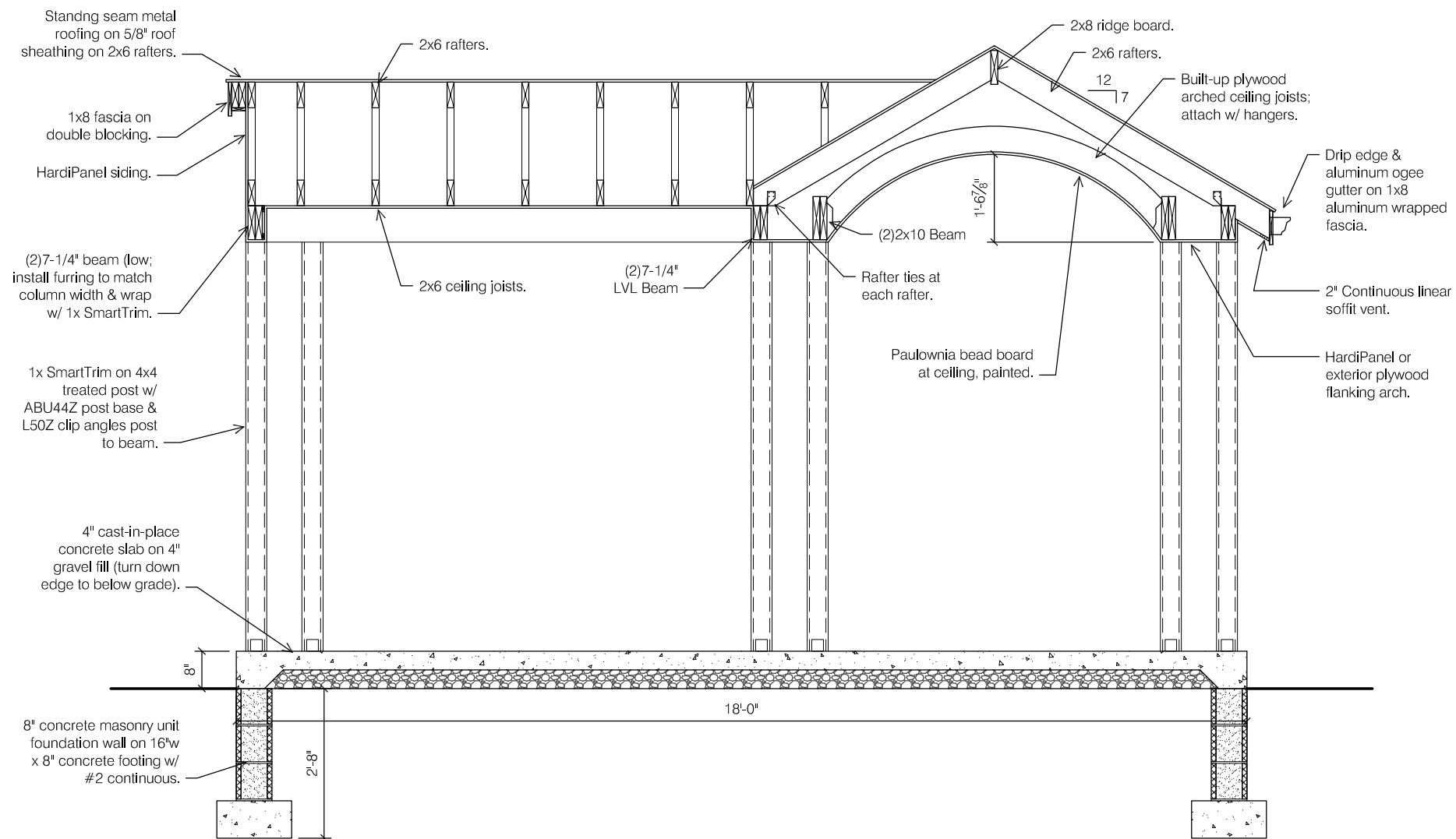
A circular professional seal for Brenda S. Parker, a Registered Architect in the State of Ohio. The seal features a rope-like border. Inside the border, the text "STATE OF OHIO" is at the top and "REGISTERED ARCHITECT" is at the bottom, separated by two stars. In the center, the name "BRENDA S. PARKER" is printed above the handwritten signature "BSP". Below the signature is the registration number "0213127".

Permit Set

DATE:	July 18, 2023
SHEET NO.	

FRONT PORCH SECTIONS





3 SECTION CUT EAST/WEST
SCALE: 3/8" = 1'-0"

Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com



NEW FRONT PORCH
1548 CARDIFF ROAD
UPPER ARLINGTON, OHIO 43221

Permit Set

SCALE:
AS NOTED
PROJECT NO.:

DATE:
July 18, 2023

SHEET NO.

A4.2

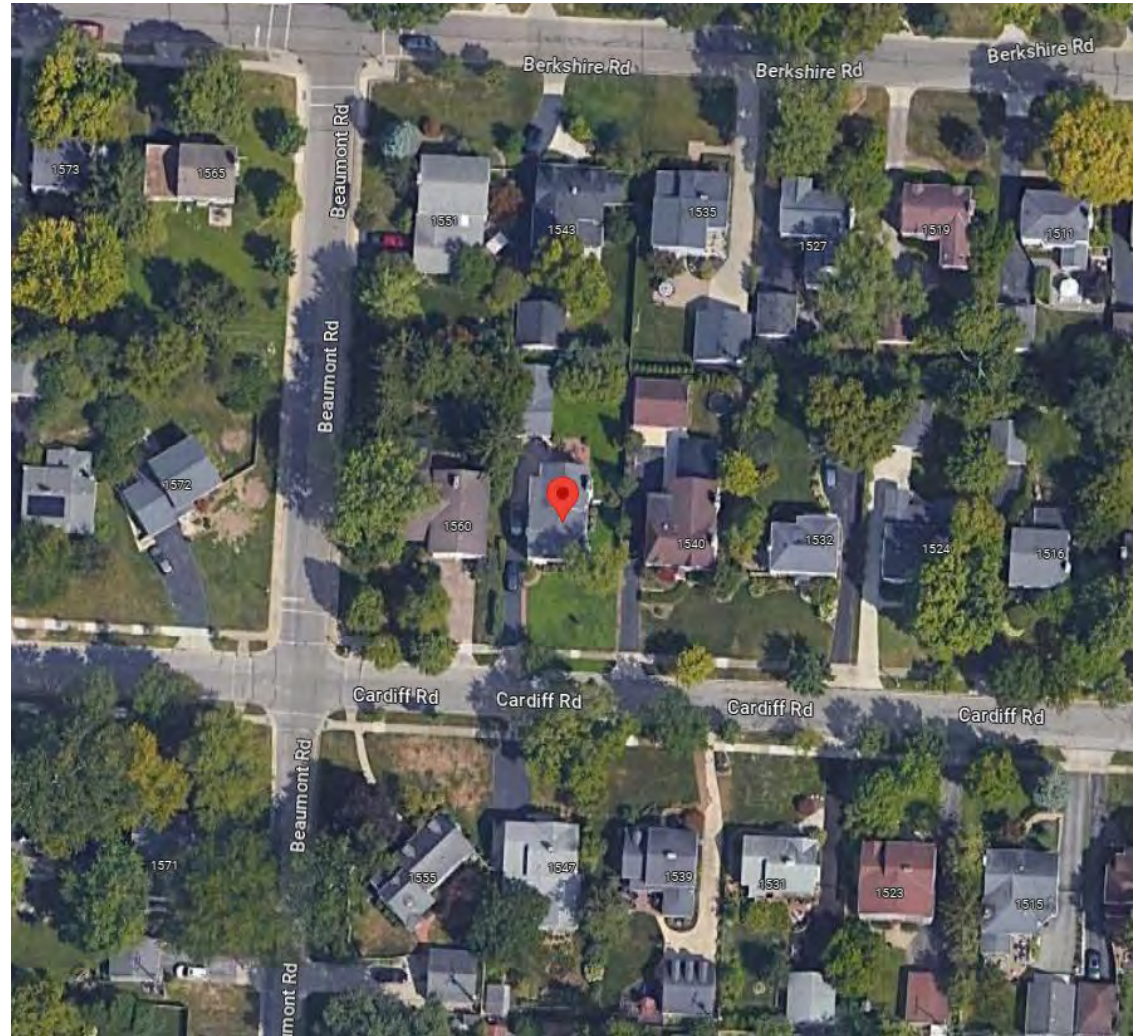
FRONT PORCH SECTION

1548 Cardiff Road

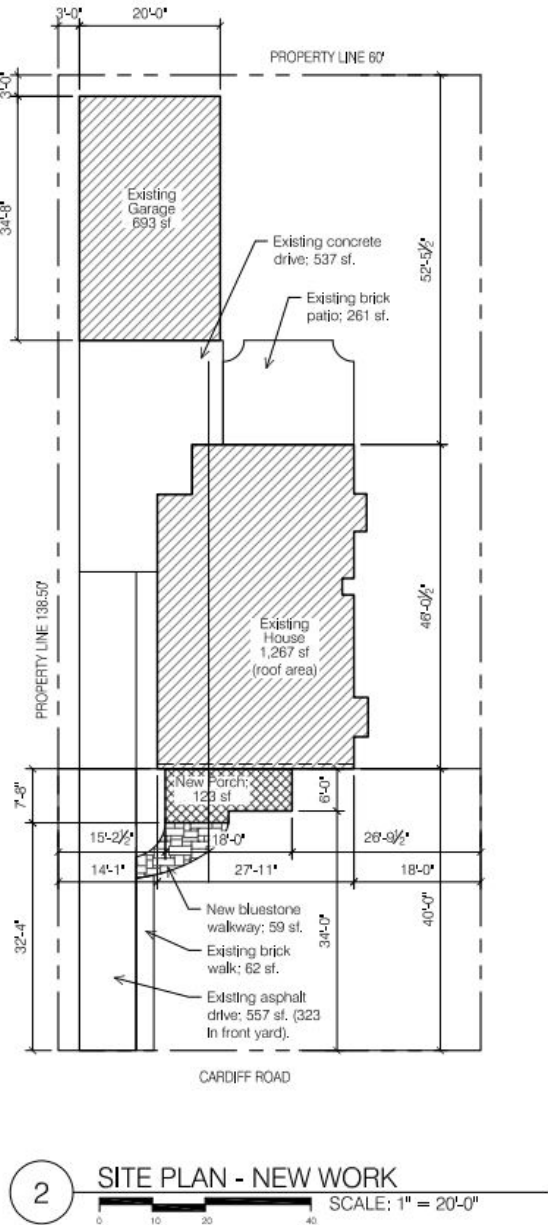
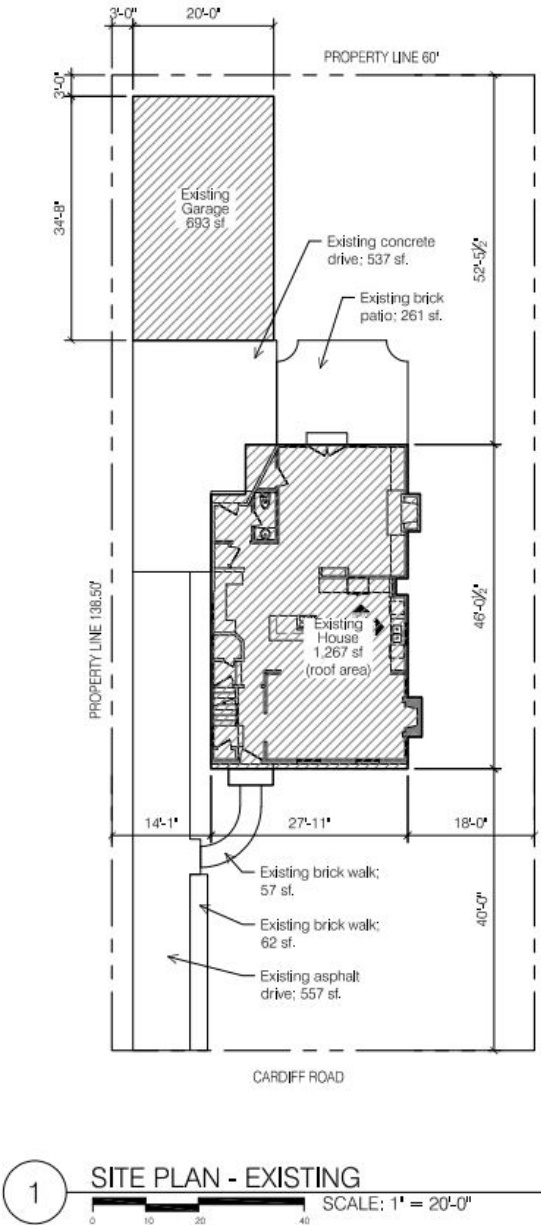
BZAP Staff Report Pictures



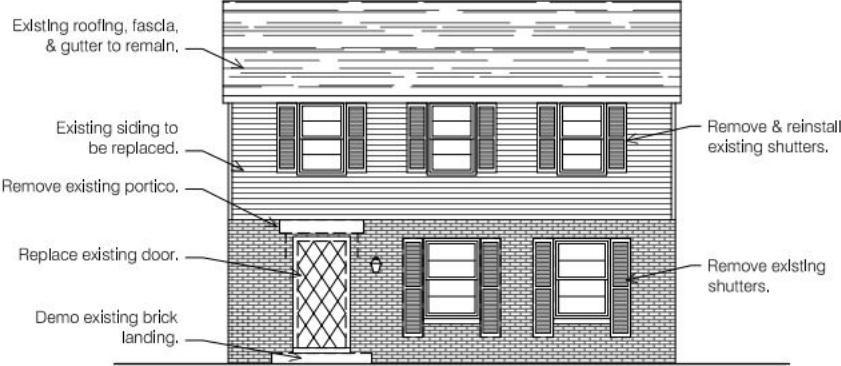
Google Maps ® Aerial – Looking North



Existing and Proposed Site Plan



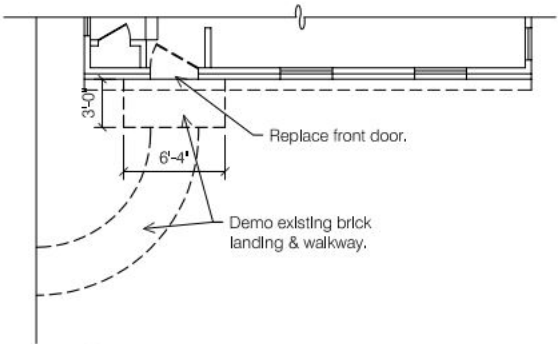
Demolition Plan and Proposed Front Elevation



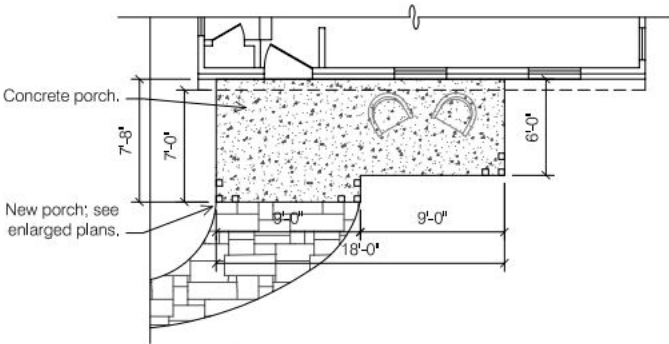
1 DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



3 NEW WORK ELEVATION
SCALE: 1/8" = 1'-0"



2 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



4 NEW WORK PLAN
SCALE: 1/8" = 1'-0"



Existing Cardiff Road Elevation



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: August 16, 2023

Subject: 2080 Stanford Road (#23-3339) - Review of a Certificate of Economic Hardship to allow an existing Contributing Structure in the Historic District to be demolished sooner than 180 days.

Site Description/History

The subject property, 2080 Stanford Road, includes two parcels that comprise 0.87 acres along the north side of the street, abutting Miller Park to the north. It includes 205 feet of frontage and slopes down 18 feet from east to west across the site. An existing two-story, 3,214-square foot single-family home sits largely in the middle of the site; a two-car detached garage is located on the east side. The home includes mostly stone and siding and was built in 1920, marking it a Contributing Structure in the Historic District. There are several mature trees located throughout the property, as well as a bridge that crosses a small ditch/stream. The site is zoned R-1c, One-Family Residence District which primarily allows single-family dwellings in low- to medium-density neighborhoods. Adjacent uses include single-family residential homes in all directions, also zoned R-1c. The property owner purchased the home in January 2023.

Proposal

The proposal includes a request for the issuance of a Certificate of Economic Hardship which would allow the demolition of the Contributing Structure prior to the 180-day waiting period typically required for a Historic Demolition. The applicant has submitted materials that declare waiting the entire 180-day period would create an economic hardship.

Zoning Code Requirements

Unified Development Ordinance (UDO) [Article 4.06](#)(I) includes the procedure for securing a Historic Demolition permit, which requires a 180-day waiting period prior to the razing of a Contributing Historic Structure. However, it also provides two alternate paths for instances where exceptional circumstances exist.

The first alternate path is for **Unusual and Compelling Circumstances**, which means those uncommon and rare instances in which the preservation of a Contributing Historic Structure may not be justified due to conditions unique to the property including that the structure is unsafe or constitutes a threat to the public health, safety, or welfare. Staff has visited the property and determined that Unusual and Compelling Circumstances do not exist. [In such cases, demolition of a Contributing Structure can occur in a quicker timeframe.]



The second alternate path is for a **Certificate of Economic Hardship** (this application) which is noted in UDO [Article 4.07](#)(U) and states “*An applicant that reasonably believes that delaying a Historic Demolition of a Contributing Structure by 180 days would cause economic hardship may submit an application for a Certificate of Economic Hardship. Documents that the Board may consider shall be described on the application prepared by the Community Development Department.*”

Per UDO [Article 4.05](#)(R), after reviewing all evidence provided by an applicant for a Certificate of Economic Hardship, the Board shall determine whether such a Certificate is appropriate by considering whether: ***(1) Denial of a certificate will result in a substantial economic burden on the applicant because the structure cannot be maintained in its current form at a reasonable cost during the required one hundred eighty-day delay demolition period; and (2) During the one hundred eighty-day delay demolition period, the denial of a certificate of economic hardship would result in substantial and unanticipated economic costs relating to the property that would not have been incurred except for the requirements that were imposed by the demolition review.***

In this case, the applicant has provided evidence from a home inspector outlining the existing condition of the home. Most of the reports indicate that the house is in need of maintenance or is in an unsatisfactory condition. Some items are noted as normal for age. There are some notes for rot, which largely relate to the detached garage. Staff did not see any major structural issues noted in the report and recommended to the applicant that a structural engineer be involved to clarify whether or not a true danger exists. The applicant also does not fully answer questions related to the economic costs of maintaining the home for another six months. In granting approval or denial of a Certificate of Economic Hardship, the Board shall prepare findings of fact pursuant to the standards set forth in Article 4.05(R).

A Certificate of Economic Hardship or the approval of a Historic Demolition Permit is valid for a period not to exceed six (6) months from the date of final approval by the Board. The Board, for good cause and upon written request from the applicant, may extend this period, but at no time shall the total period exceed two (2) years. If the Certificate of Economic Hardship is denied for a Historic Demolition, the applicant may file a separate application for a Historic Demolition permit pursuant to Section 4.06(I)(3). However, the full 180-day period shall apply without any credit for time spent during the Economic Hardship process unless the two applications were filed simultaneously. In this case, a historic demolition application was filed on July 19, 2023 and the 180-day waiting period would end after January 15, 2024.

Alternatives

If this Certificate of Economic Hardship application is denied for the subject property, Historic Demolition may still occur via the standard, 180-day Historic Demolition process after the following steps occur:

- 1) Stabilizing and securing the structure to prevent deterioration;
- 2) Cooperate with reasonable requests by preservationists to understand the significance of the property and its neighborhood. This may include reviewing any plans or studies as to available preservation options;



- 3) Cooperate with preservationists to permit the documenting of the property including any reasonable requests to photograph the exterior and interior of the property; and
- 4) Meeting with the Board during a work session within sixty (60) days of the application proposing a Historic Demolition to review actions taken to address subsections 1-3 above for the purposes of exploring alternatives to the proposed demolition.

UDO Article 2 provides definitions of various terms used throughout the code:

Certificate of Economic Hardship: means a certificate issued by the Board authorizing the timely demolition of a Contributing Structure that meets the applicable criteria set forth in this Ordinance, based on a finding by the Board that delaying the demolition by 180 days would cause unusual economic hardship for the property owner seeking a demolition permit.

Contributing Structures: means those buildings or structures that do not exist principally to serve a religious function, that stand within the “Upper Arlington Historic District,” as defined by the National Register of Historic Places, that feature characteristics for which the National Register designation was made such as construction between 1915 and 1940, representation of early 20th century architecture, or local significance in the area of community planning or landscape design, and that were contained in the original nomination form and map for purposes of receiving the historic district designation.

Historic Demolition: means any act of process of destruction or removal of a substantial amount of the square footage of a Contributing Structure so that its historical significance is materially compromised.

Historic Demolition Permit: means a permit approved by the Board of Zoning and Planning that indicates an applicant whose proposal meets the definition of Historic Demolition of a Contributing Structure has complied with the requirements of 4.06(I).

National Register of Historic Places: means the official listing of properties (including districts, buildings, structures, sites, and objects) managed by the National Park Service to recognize the value of preserving certain structures that are important to local, state, or national American history.

Preservationists: means those entities or individuals that are considered experts by specialized knowledge, skill, experience, training, or education the field of historic preservation.

Unusual and Compelling Circumstances: means those uncommon and rare instances in which the preservation of a Contributing Structure may not be justified due to conditions unique to the property including that the structure is unsafe or constitutes a threat to the public health, safety, or welfare, that the Contributing Structure has been previously modified to such an extent that it has lost its historic architectural integrity, or that the proposed demolition involves only an Accessory Structure and will not diminish the historical significance of the Principal Structure; and where the proposed replacement plan is found to be compatible with the surrounding neighborhood in terms of architectural style, scale, massing, height and materials, consistent with the character of the Historic District.



Requested Action and Findings

Staff has visited the site, reviewed the application/materials and reviewed the codified standards for the approval of a Certificate of Economic Hardship. Unfortunately, Staff cannot ascertain that the denial of this Certificate will result in a substantial economic burden on the applicant. No evidence has been submitted which demonstrates that the structure cannot be maintained in its current form for 180 days without incurring a substantial economic burden. Furthermore, Staff is not aware of substantial and unanticipated economic costs relating to the property resulting from denial of the Certificate. Based on these factors, Staff respectfully recommends the denial of this Certificate of Economic Hardship.

Should the Board vote to approve this application, the applicant must still complete the Historic Demolition permit process, which requires either an approved building permit or a site restoration (grading) plan, as well as a 10-day posting prior to the start of demolition activities. The new home must meet all pertinent development standards for the R-1c District as well as the neighborhood compatibility standards of UDO [Article 7.17](#). If supported by the Board, Staff recommends that any replacement home's design and site plan be subject to review and approval by BZAP at a future Work Session prior to the submittal of a Building Permit application.

Attachments

1. 2080 Stanford Road CEH application
2. 2080 Stanford Road applicant pics





23-3339

Certificate of Economic
Hardship (for Historic
Demolition)

Status: Active

Submitted On: 7/24/2023

Primary Location

2080 STANFORD ROAD
UPPER ARLINGTON, OH
43212

Owner

STANFORD UA LLC
Stanford Road 2080 Upper
Arlington, OH 43212

Applicant

 Rebecca Mott

 614-947-8600

 rjm@planklaw.com

 Plank Law Firm, LPA
411 East Town Street,
Floor 2
Columbus, Ohio 43215

Application

Reason for Requesting a Certificate of Economic Hardship*

The property is structurally unsound (and has gone through ample inspections over the last 6 months); please see inspection report and photos and other documentation submitted with demolition permit. To keep the site as-is and wait through an additional 180-day period of time, would cause an undue economic hardship and substantial expense to the property owner.

Explain in detail how denial of a Certificate of Economic Hardship would result in a substantial economic burden on the applicant because the structure cannot be maintained in its current form at a reasonable cost during the required 180-day delay period.

There would be substantial costs to the owner if the property is to be maintained in its current condition. Additional costs' breakdown will be provided.

Explain in detail how during the 180-day delay period, the denial of a Certificate of Economic Hardship would result in substantial and unanticipated economic costs relating to the property that would not have been incurred except for the requirements that were imposed by the demolition review.

The property has already undergone substantial inspections with careful attention as to try to salvage any salvageable portion of the residence to attempt to just renovate, rehab, and add on to the residence. These inspections and reviews have already taken over 6 months to obtain. It has been determined that the structure is unsound and no portion is salvageable. If an additional 180 days is imposed by virtue of the demolition permit review, then, undue burden and cost will be imposed on the owner.

NOTICE TO PROPERTY OWNERS

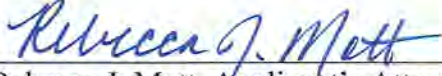
Dear Owner:

You are the owner of property within three hundred (300) feet of a territory in Upper Arlington proposed for a demolition permit (with economic hardship to maintain the current structure). A demolition permit and economic hardship application involving property located at 2080 Stanford Road, Upper Arlington, Ohio 43212, known as Franklin County Auditor Tax Parcel Id. No.: 070-000092-00, was filed in July, 2023.

Stanford UA LLC, an Ohio limited liability company, proposes to demolish the current residential structure and build a new residential dwelling/home on the 2080 Stanford Road property.

A copy of the site plans, utility plans, and all other documents filed with the amended Development Plan Application are on file for public examination at the office of the Director of Community Development.

Sincerely yours,


Rebecca J. Mott, Applicant's Attorney

Certification of Notice

Applicant Name: Stanford UA LLC, c/o Rebecca J. Mott, Attorney

Location of property subject to BZAP request: 2080 Stanford Road, Upper Arlington, Ohio 43212

This application will be heard by the Board of Zoning and Planning on: _____

Describe activity which requires Board of Zoning and Planning review:

Application for economic hardship for demolition permit.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

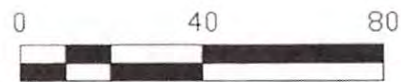
Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1901 Upper Chelsea Road, Columbus, Ohio 43212	Dominic M. & Katherine E. Buzzacco	7020 1810 0001 2118 3896	7/21/2023
1911 Upper Chelsea Road, Upper Arlington, Ohio 43212	Robert S. & Margaret L. Hoag, II	7020 1810 0001 2118 3902	7/21/2023
1801 Riverside Drive, Columbus, Ohio 43212	First Community Village	7020 1810 0001 2118 3919	7/21/2023
2351 Kensington Drive, Columbus, Ohio 43221	Paul T. & Emily M. Knowles	7020 1810 0001 2118 3926	7/21/2023
1845 Upper Chelsea Road, Columbus, Ohio 43212	Joseph Jacob, Trustee	7020 1810 0001 2118 3933	7/21/2023
1865 Upper Chelsea Road, Columbus, Ohio 43212	Kathy I. Alden, Trustee	7020 1810 0001 2118 3940	7/21/2023
3600 Tremont Road, Columbus, Ohio 43221	City of Upper Arlington	7020 1810 0001 2118 3957	7/21/2023
2080 Stanford Road, Columbus, Ohio 43212	Stanford UA LLC	7020 1810 0001 2118 3964	7/21/2023
2094 Edgemont Road, Columbus, Ohio 43212	William Gregory Guy & Elizabeth K. Ingram	7020 1810 0001 2118 3971	7/21/2023
1919 Cambridge Boulevard, Columbus, Ohio 43212	Claire D. Hamilton	7020 1810 0001 2118 3841	7/21/2023
1830 Cambridge Boulevard, Columbus, Ohio 43212	Michael E. & Ann Birgitte Laroco, Trustee	7020 1810 0001 2118 3858	7/21/2023
1895 Cambridge Boulevard, Columbus, Ohio 43212	Phaedra A. Edwards	7020 1810 0001 2118 3988	7/21/2023
1875 Roxbury Road, Columbus, Ohio 43212	Michael W. & Kimberly A. Dennis	7020 1810 0001 2118 3995	7/21/2023
Applicant Signature: <i>Rebecca J. Mott</i>			Date: <i>7/21/2023</i>

Address of Property to be notified:	Proprty Owner Name:	Property Owner Signature or Certified Mail No.:	Date Obtained or Mail sent:
495 South High Street, Suite 150, Columbus, Ohio 43215	Michael Edward Building & Design Inc.	7020 1810 0001 2118 4008	7/21/2023
1831 Roxbury Road, Columbus, Ohio 43212	Matthew C. & Lee Ann Dunlap	7020 1810 0001 2118 4015	7/21/2023
1841 Roxbury Road, Columbus, Ohio 43212	Kurt P. & Andrea M. Helfrich	7020 1810 0001 2118 4022	7/21/2023
2061 Stanford Road, Columbus, Ohio 43212	Paul A. Segerstrom & Vivien Lee	7020 1810 0001 2118 4039	7/21/2023
2071 Stanford Road, Columbus, Ohio 43212	Cynthia Holland-Hall & Mark W. Hall	7020 1810 0001 2118 4046	7/21/2023
1850 Upper Chelsea Road, Columbus, Ohio 43212	Claudine Eckhart	7020 1810 0001 2118 4053	7/21/2023
1836 Upper Chelsea Road, Columbus, Ohio 43212	Peter C. Hammel, Trustee & Lisa M. Feck, Trustee	7020 1810 0001 2118 4060	7/21/2023
1826 Upper Chelsea Road, Columbus, Ohio 43212	John I. & Patricia Cadwallader	7020 1810 0001 2118 4077	7/21/2023
1816 Upper Chelsea Road, Columbus, Ohio 43212	Steven M. & Danielle M. English	7020 1810 0001 2118 4084	7/21/2023
1861 Cambridge Boulevard, Columbus, Ohio 43212	The Capital Trading Co., Trustee	7020 1810 0001 2118 4091	7/21/2023

SITE EXHIBIT

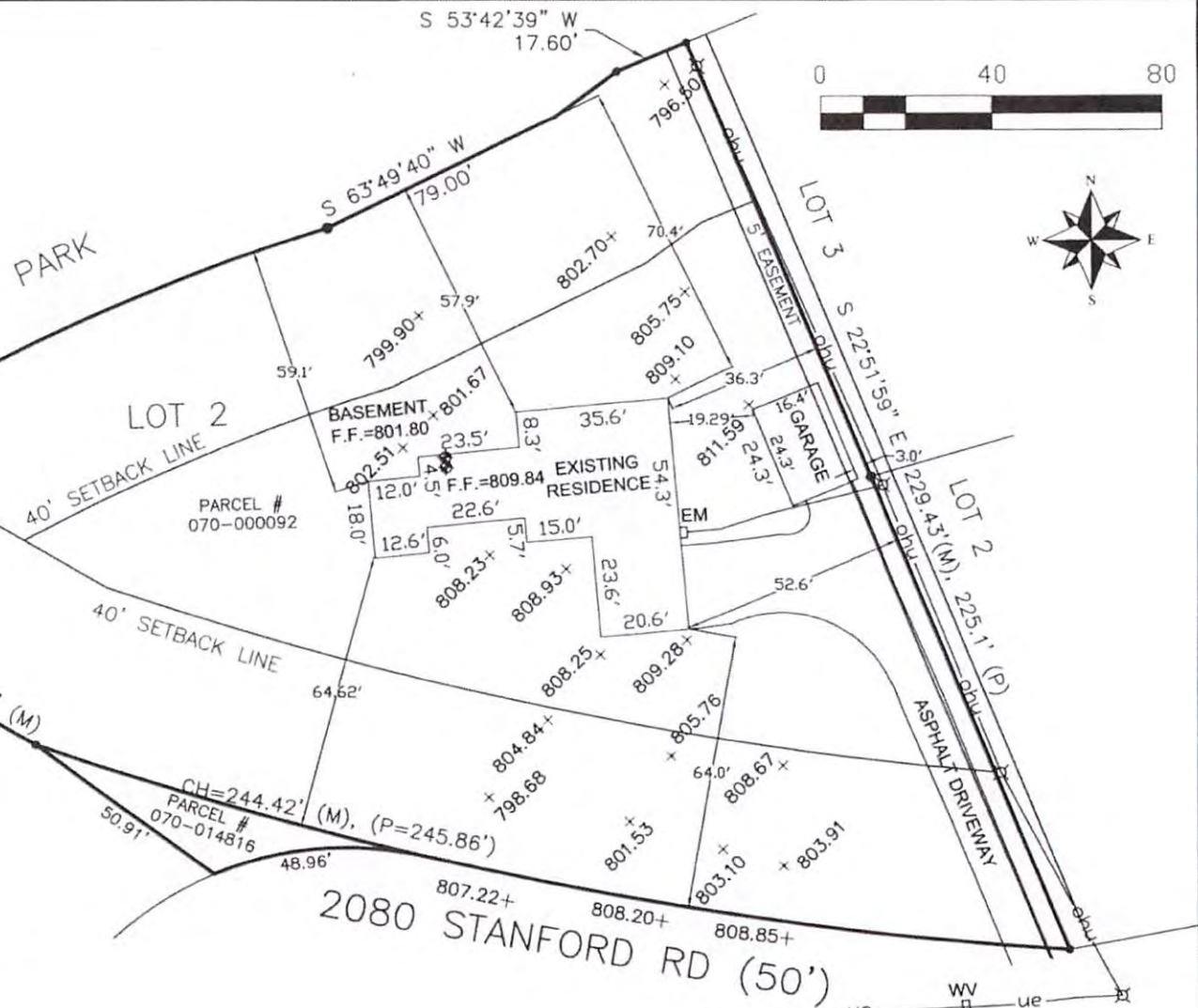
LOT 2, BLOCK 10,
UPPER ARLINGTON PLAT,
PLAT BOOK 12, PAGE 23,
CITY OF UPPER ARLINGTON,
FRANKLIN COUNTY



- LEGEND:**
- ⬤ = Ex. Finished Floor Elevation
 - ⊙ = Ex. Hydrant
 - ⊗ = Ex. Manhole
 - WV = Water Valve
 - EM = Electric Meter
 - ⊕ = Ex. Utility Pole
 - ue- = Ex. Underground Electric
 - uw- = Ex. Underground Water
 - oh- = Ex. Overhead Line
 - xxx.x = Existing Elevation
 - = 3/4 IRON PIN FOUND

I hereby certify that this SITE EXHIBIT survey was prepared from an actual field survey and to the best of our knowledge and belief is correct.

William D. Beer 01/25/23
William D. Beer Date
Registered Professional Surveyor No. 7980



According to FEMA Flood Insurance Rate Map (FIRM) Index # 39049C0168K, dated 06/12/2008, the subject property is located in Zone X, designated as an area outside the 100 and 500 year flood zones and the flood potential for the subject property is minimal.

NOTE: Additional monumentation was located and used during the course of this survey. Most of the additional pins were not depicted on this Exhibit (due to distance away).

Bearings are based on S 22° 51' 59" E, as shown hereon for the easterly line of Lot 2 in Plat Book 12, Page 23, as derived from GPS observations, utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (North Zone), NAD '83 with a 2011 NSRS adjustment.

NOTE: This Survey was performed without the benefit of a Title Commitment listing Schedule B items / Easements which may or may not affect subject property.

BENCHMARK LAND SURVEYING
3501 Manila Drive,
Westerville, Ohio 43081
(614) 794-9609 ~ Office
E-mail: bmlsurveying@yahoo.com



1170 Old Henderson Rd
Columbus, Ohio 43220
Phone (614) 538-9999
Fax (614) 538-9771
homescanusa@msn.com
www.homescanusa.com

***2080 Stanford Road
Columbus , Ohio 43212
06/29/2023
Ray Starkey
Sunny 80 - 90 Degrees F***

Page	Inspected Area
2	Summary
11	Grounds
13	Roof and Gutter Systems
15	Exterior
17	Attic
18	Interior
20	Appliances
21	Foundation Basement
22	Foundation Crawlspace
23	Foundation Slab
24	Plumbing
26	Plumbing Water Heater
27	Heating
28	Cooling
29	Electrical
31	Garage Carport

Inspection Summary

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Walks</u>	Flagstone	Unsatisfactory	Uneven surfaces from settlement or roots. (Trip / fall hazard)
<u>Walks</u>	Brick	Unsatisfactory	Uneven surfaces from settlement or roots. (Trip / fall hazard)
<u>Driveway</u>	Asphalt	Marginal	Asphalt settled, cracked, and surfaces uneven
<u>Driveway</u>	Asphalt Stomped	Unsatisfactory	Asphalt has settled and grades toward the home and garage.
<u>Patios</u>	Brick / Paver x 2	Maintenance	Bricks/ pavers settled or heaved (trip / fall hazard)
<u>Retaining Walls</u>	Stone	Not Inspected	Many retaining walls are covered with ivy and dense vegetation.
<u>Retaining Walls</u>	Stone	Unsatisfactory	Stone has settled and is gapped under the screened porch area.
<u>Retaining Walls</u>	Brick	Unsatisfactory	Brick walls at the two lower patios are deteriorated and the retaining wall east of the basement walkout door has fallen over.
<u>Retaining Walls</u>	Wood	Unsatisfactory	Wood walls and landscape edgings are rotting and will attract bugs.
<u>Grade</u>	Mixed Slopes	Maintenance	Re-work grade to 1/2" per foot of fall without dirt and wood contact at structure, or to within 2" of sill plate
<u>Grade</u>	Mixed Slopes	Unsatisfactory	Pull back grade off wood at exterior of the Det garage.
<u>Grade</u>	Mixed Slopes	Unsatisfactory	Two animal burroughs (holes) in the dirt under the screened porch. (Skunk likely)
<u>Vegetation</u>	Shrubs	Maintenance	Trim back shrubs off structures
<u>Vegetation</u>	Trees	Maintenance	Trim back trees off structures
<u>Vegetation</u>	Vines	Maintenance	Trim back ivy off structures

<u>Bridge</u>	Wood	Unsatisfactory	Bridge telephone poles supports have rot and are split. Some vegetation growing in wood.
<u>Roofing</u>	Slate	Unsatisfactory	Many slates cracked, loose, and some are missing. Some slates laying in valleys and gutters.
<u>Roofing</u>	Membrane @ Kitchen @ NE	Unsatisfactory	Membrane has water between its layers and is soft under foot. No leaks at the kitchen ceiling yet.
<u>Gutters</u>	Galvanized (Some screens)	Maintenance	Clean out gutters, downspouts and drains at the home and garage.
<u>Gutters</u>	Galvanized (Some screens)	Maintenance	Re-hang gutters at the homes and garage for proper drainage once they are cleaned.
<u>Gutters</u>	Galvanized (Some screens)	Marginal	Galvanized gutters and downspouts rusted
<u>Gutters</u>	Galvanized (Some screens)	Unsatisfactory	Heat tapes at the homes NE corner gutter systems are no longer operating and gutters are full.
<u>Gutters</u>	Aluminum (Some screens) Det Garage	Unsatisfactory	Det garage east gutter is torn.
<u>Downspouts</u>	Galvanized	Maintenance	Clean out gutters, downspouts and drains
<u>Downspouts</u>	Aluminum	Maintenance	Clean out gutters, downspouts and drains
<u>Splashblocks</u>	Drains (Most are Clay)	Maintenance	Clean out gutters, downspouts and drains
<u>Splashblocks</u>	Drains (Most are Clay)	Unsatisfactory	Signs of drains backing up. Clay drains are prone to roots, clogs and obstructions.
<u>Splashblocks</u>	None Det garage NW	Unsatisfactory	Suggest adding splash block to downspout to direct water away from the foundation
<u>Splashblocks</u>	None Homes NE / North	Unsatisfactory	Suggest adding splash block to downspout to direct water away from the foundation
<u>Roofing</u>	Slate	Maintenance	Moss and algae growing on roof
<u>Roofing</u>	Slate	Maintenance	Clean tree debris off roofs
<u>Fascia Soffits Eaves</u>	Wood	Unsatisfactory	Rot at the dormers fascias and soffits where they meet the roofs.

<u>Fascia_Soffits_Eaves</u>	Wood	Maintenance	Scrape, caulk and paint or stain wood soon, and at ew wood after rot is repaired.
<u>Chimney</u>	Brick x 2	Normal For Age	Suggest varment and rain caps on all flues
<u>Chimney</u>	Brick x 2	Unsatisfactory	Bircks and mortar cracked at both chimney exteriors. West chimney exterior brick deteriorated and missing and chimney is leaning slightly.
<u>Siding</u>	Wood	Maintenance	Scrape, caulk and paint or stain wood siding soon
<u>Siding</u>	Wood	Unsatisfactory	Rot at wood siding atthe det garage east side, and the home NE lower roof area, and at the home where it meets the roofs.
<u>Paint</u>	Peeling	Maintenance	Scrape, caulk, and paint or stain all wood soon
<u>Stained Surfaces</u>	Needs Restaining	Maintenance	Scrape, caulk, and paint or stain all wood soon
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at det garage siding, trim and fascias.
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at the homes NE lower roof area siding and trim.
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at most of the storm windows.
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at the front stoop area trim.
<u>Porches</u>	Concrete Screened	Marginal	Screened porch slopes to the NW.
<u>Porch_Rails</u>	Wood	Maintenance	Paint / stain wood.
<u>Stoops</u>	Masonry	Maintenance	Front stoop south edge is chipped.
<u>Stoops</u>	Flagstone x 2	Unsatisfactory	Steps have settled, shifted and surfaces are uneven and sloping.
<u>Stoops</u>	Brick x 2	Unsatisfactory	Bricks shifted, sloping and surfaces are uneven.
<u>Main_Door</u>	Single Wood	Maintenance	Handle is loose.
<u>Window_Type</u>	Wood	Maintenance	Scrape, caulk, reglaze and paint wood windows.
<u>Window_Type</u>	Wood	Unsatisfactory	Rot at the SW BR, south window sill.

<u>Storm Windows</u>	Present	Unsatisfactory	Storm window have rot, and one NW / West 2nd floor one is missing. 4 Storm window panes are cracked. (2-Att Garage West, and 2-NW BR, West)
<u>Window Type</u>	Wood	Unsatisfactory	Att garage south window sashes are chewed and need replaced.
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at att garage overhead doors and their trim.
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at the det. garage overhead door trim.
<u>Insulation Thickness</u>	4 - 6 inches	Normal For Age	Suggest adding more insulation.
<u>Attic Ventilation</u>	Gable Louvers	Unsatisfactory	Suggest adding more ventilation.
<u>Rafters or Trusses</u>	2x10x16	Normal For Age	Attic access gained thru the North middle BR closet ceiling. FYI
<u>Rafters or Trusses</u>	2x10x16	Unsatisfactory	Roof rafter top cords are seperated along the ridge board and are gapped. Nails and little to no board compression is holding up a very heavy framed and slate roof. (Peak of the roof at the ridge baord where rafters meet it)
<u>Water Penetration</u>	Appears Due to Condensation Build Up	Unsatisfactory	Mold/ mildew on roof deck and framing appears to be from condensation build-up. Extend bathroom exhaust vent to the exterior. Clea, surfaces, add bath vents at all baths, and add ventilation to the attic.
<u>Attic Insulation</u>	Roll / Batt Fiberglass	Unsatisfactory	No insulation on the North bedroom closet ceiling attic access panel.
<u>Flooring</u>	Carpet	Unsatisfactory	Carpets are stained, sun faded and worn. Pet stains likely.
<u>Flooring</u>	Tile	Unsatisfactory	Kitchen floor tile and grout are cracked.
<u>Flooring</u>	Hardwood	HomeScan 5 of 32 Maintenance	Wood floors are worn, sun faded and scratched

<u>Flooring</u>	Linoleum	Marginal	Flooring is old and discolored.
<u>Flooring</u>	Vinyl	Marginal	Vinyl floor has yellowed.
<u>Flooring</u>	VCT Tile	Unsatisfactory	VCT floor tile at the basement may contain asbestos.
<u>Walls Ceilings</u>	Normal Minor Cracks	Unsatisfactory	Basement rec room ceiling tiles may contain asbestos.
<u>Walls Ceilings</u>	Normal Minor Cracks	Unsatisfactory	Water damage with mold / mildew at the ceiling and wall above the NE BR closet door at the interior of the closet.
			Exterior damage their had been repaired at some point.
<u>Interior Doors</u>	Open and Close Freely - Most	Unsatisfactory	NE BR door does not shut and the NE BR closet door is not square in its frame.
<u>Interior Doors</u>	Open and Close Freely - Most	Maintenance	Adjust the SE BR door to latch.
<u>Windows</u>	Open and Close Freely - Most	Unsatisfactory	5 windows top sashes are painted open. (1-West BR, 1-North Middle BR, 2-SE BR, and 1-2nd Floor Stair Landing)
<u>Windows</u>	Open and Close Freely - Most	Unsatisfactory	Three windows latches are missing all or part. (1-2nd Floor stair landing, 1-North Middle BR, and 1-DR)
<u>Windows</u>	Open and Close Freely - Most	Unsatisfactory	One kitchenette window balance is not operating as designed.
<u>Windows</u>	Open and Close Freely - Most	Unsatisfactory	Kitchen sink window is painted / stuck shut.
<u>Windows</u>	Open and Close Freely - Most	Unsatisfactory	11 Windows do not have tempered glass and extend to the floor. CAUTION! (3-Kitchenette, 2-DR, 1-2nd Floor Stair Landing. and 5-LR)
<u>Stairs</u>	to 2nd floor (East Bedrooms)	Unsatisfactory	No handrail at east BR stairs
<u>Stairs</u>	To basement	Unsatisfactory	No handrail at stairs
<u>Cabinets and Counters</u>	Installed	Unsatisfactory	Damage at the kitchen and stains at the JJ bath sink cabinets from past leaks or spills.

<u>Woodstove and Fireplaces</u>	Masonry @ Living Room (Gas Log Starter)	Unsatisfactory	Chimney needs to be swept and inspected. Firebox brick out of place. No key found to check gas starter.
<u>Woodstove and Fireplaces</u>	Masonry @ Basement (Gas Log Starter)	Unsatisfactory	Chimney needs to be swept and inspected. No key found to check the gas starter.
<u>Refrigerator</u>	Built In Ice Maker	Unsatisfactory	One refrigerator door shelf is damaged and duct taped.
<u>Basement Interior Finish</u>	Panelling	Unsatisfactory	Panelling has water damage and mold / mildew from a past flood and some regular water seepage.
<u>Basement Floor</u>	Concrete	Unsatisfactory	Mouse droppings at the basement and the garages.
<u>Basement Floor</u>	VCT	Unsatisfactory	Floor tile may contain asbestos (under 9 1/2")
<u>Basement Water Penetration</u>	Not Wet Now	Unsatisfactory	Stains at with mold / mildew and damage at walls and floors from regular seepage and dampness, and most likely a past flood.
<u>Basement Water Penetration</u>	Not Wet Now	Unsatisfactory	Most water penetrations can be lessened by addressing collection issues such as gutter systems, grade and sloping of patios, porches, walks and driveways toward the structure, but it may require a sump system be installed to remedy.
<u>Basement Insulation</u>	None	Normal For Age	Suggest insulating bandboard
<u>Crawlspace Insulation</u>	None	Normal For Age	Suggest insulating bandboard at exterior walls
<u>Crawlspace Vapor Barrier</u>	None	Maintenance	Remove all items from the crawlspace and place plastic on the ground with sealed seams.
<u>Crawlspace Water Penetration</u>	Not Wet Now	Not Inspected	Limited visual access at the crawlspace because of the last hot water tanks placement at the access point. Move hot water tank out from the access.
<u>Crawlspace Framing</u>	Floor Joists	Not Inspected	Very limited visual access to the crawlspace. Relocate the hot water tank that was installed in 2017.

<u>Interior Water Pipes</u>	Copper	Unsatisfactory	Heavily corroded water line fittings found at the basement. (2 above the water meter area, 1 right of the water meter area, and one above the furnace room doorway, just inside the furnace room)
<u>Interior Waste Pipes</u>	Cast Iron	Maintenance	Clean out drain system now and every few years.
<u>Kitchen Fixtures</u>	Installed	Normal For Age	Filtered water tap flowed. Water was not tested.
<u>Utility Room Fixtures</u>	Installed	Unsatisfactory	Sink fixture is corroded and stuck off, and the sink drain has been repaired with duct tape,.
<u>MBR Bath Fixtures</u>	Installed @ SW BR	Unsatisfactory	One shower mixer area tile is cracked. sink drain leaks.
<u>Jack Jill Bath Fixtures</u>	Installed	Unsatisfactory	Sink drain traps are corroded. (2x)
<u>Bath Vents</u>	None / Window @ MBR and MB	Normal For Age	Suggest installing bathroom exhaust vents to the exterior at the MBR bath, Powder room and the Main Bath.
<u>Operation of Bath Power Vents</u>	To Attic @ JJ Bath	Unsatisfactory	Extend the JJ Bath exhaust vent to the exterior. (Mold / Mildew in the attic)
<u>Hookups Dryer</u>	Electric Vented	Unsatisfactory	Dryer vents into the attached garage.
<u>Hookups Washer</u>	Normal	Normal For Age	Suggest placing a pan under the washing machine that sets on a finished floor.
<u>Flow at Hose Bib</u>	OFF	Unsatisfactory	Hose bibs are old and not frost free in style and are off, or stuck off. None worked currently.
<u>TPR Valve</u>	Extended to Floor	Normal For Age	Hot water tank TPR vave tube is green from past leaking. Not leaking now.
<u>Heating System</u>	Individual Room Unit @ Main Bath	Unsatisfactory	Old electric heater at the main bath did not operate.
<u>Heating System</u>	Individual Room Unit @ Basement Rec Room	Unsatisfactory	Old basement rec room gas heater is damaged and is not operable.
<u>Thermostat Locations</u>	Main Entry Hallway	Normal For Age	Humidistat at the main entry hallway has no puprose. New one at the furnace are return air duct controls the system.

<u>Duct Work</u>	Sheetmetal	Unsatisfactory	Tape on ductwork may contain asbestos.
<u>Duct Work</u>	Sheetmetal	Unsatisfactory	Crawlpacer ductwork from the basement to the kitchen area crawlspace is separated four feet east of the water meter area in the crawlspace.
<u>Return Air Filters</u>	Media Type x 2	Maintenance	Filters are dirty.
<u>Overall Condition Cooling</u>	Normal	Normal For Age	Temperature drop across interior coil is 21 degrees.
<u>Wiring</u>	120V Interior Wiring - Copper	Unsatisfactory	Good.
<u>Wiring</u>	120V Interior Wiring - Copper	Unsatisfactory	Wires cut off at the det garage attic pull down stair.
<u>Wiring</u>	120V Interior Wiring - Copper	Unsatisfactory	Secure and cover flying electric splice at the floor joist just inside the basement work shop doorway.
<u>Wiring</u>	120V Interior Wiring - Copper	Unsatisfactory	Secure and cover or remove wire cut off at the floor joist above the furnace area humidistat.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Normal For Age	Mouse activity at the basement and the garages. Rodents can cause electric damage and the system should be checked thoroughly.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	Suggest using LED bulbs in all closets with lights
<u>Service</u>	200 Amp Overhead	Unsatisfactory	Home needs linked smoke and CO detectors at each floor and in every bedroom.
<u>Outlets Switches Fixtures</u>	3 Prong Grounded	Normal For Age	Electric meter box is rusted.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	MBR (SW BR) bath has no outlet. FYI
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	The homes SE / East upper soffit light fixture is not weatherproof.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	Front stoop outlet is not weatherproof.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	North bedroom ceiling fan wires exposed at the ceiling.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	One main entry hallway switch is not operating.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	Two West BR desk outlets temporarily wired. (No box and plugged in)
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	SW BR closet light is plugged in.

<u>Outlets_Switches_Fixtures</u>	2 Prong Ungrounded		Unsatisfactory	Five outlet cover plates are missing. (1-NE BR, 1-SE BR, 1-Det Garage, 1-West Br, and 1-SE BR Closet)
<u>Outlets_Switches_Fixtures</u>	2 Prong Ungrounded		Normal For Age	Suggest GFCI outlets where appropriate - at the outside, garages, baths, kitchen, at countertops and where 3-prong outlets are needed in lieu of grounding
<u>Grounding</u>	to water line		Maintenance	Water ground / bond wire not attached inside the Square D panel. It would be a secondary ground.
<u>Number_of_Circuits</u>		30	Normal For Age	Square D main panel. OK
<u>Number_of_Circuits</u>		14	Marginal	Puch Matic sub panel is old and expensive to expand with and cannot support some new curcuits without the use of sub panels.
<u>Available Number of Circuits for Growth</u>		0	Unsatisfactory	One 15 Amp sub panel breaker is double wired and should not be.
<u>Roofing</u>	Slate		Unsatisfactory	Att garage slates misinsg, cracked and loose.
<u>Roofing</u>	Asphalt Shingle		Unsatisfactory	Det garage shingles are 21 years old, damaged and leaking. Raccoon feces on the Det garage roof.
<u>Main_Door</u>	Single Wood x 2 (Attached)		Unsatisfactory	One of the three springs are broken, and the other three have no guides. Both doors and their trim and frames have rot.
<u>Floor</u>	Slab		Unsatisfactory	Mouse droppings at the garages.
<u>Ceiling</u>	Finished		Unsatisfactory	Mold / mildew stains and damage on the Det, garage ceiling and walls.
<u>Garage_Carport_Plumbing</u>	Cold Only		Unsatisfactory	Hose bib is not frost free and is stuck off.
<u>Automatic_Door_Opener</u>	Automatic Reverse or Stop Only x 2		Unsatisfactory	Att garage and Det garage openers are old and not operable. (2x Total)
<u>Fire_Resistance_Coverings</u>	As Was Built		Normal For Age	A metal fire-rated people door to interior will improve fire rating. Wood now.

Grounds

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Walks</u>	Flagstone	Unsatisfactory	Uneven surfaces from settlement or roots. (Trip / fall hazard)
<u>Walks</u>	Brick	Unsatisfactory	Uneven surfaces from settlement or roots. (Trip / fall hazard)
<u>Driveway</u>	Asphalt	Marginal	Asphalt settled, cracked, and surfaces uneven
<u>Driveway</u>	Asphalt Stomped	Unsatisfactory	Asphalt has settled and grades toward the home and garage.
<u>Patios</u>	Brick / Paver x 2	Maintenance	Bricks/ pavers settled or heaved (trip / fall hazard)
<u>Retaining Walls</u>	Stone	Not Inspected	Many retaining walls are covered with ivy and dense vegetation.
<u>Retaining Walls</u>	Stone	Unsatisfactory	Stone has settled and is gapped under the screened porch area.
<u>Retaining Walls</u> <u>Retaining Walls</u>	Brick Fence @ Drive Brick	Normal For Age Unsatisfactory	Brick walls at the two lower patios are deteriorated and the retaining wall east of the basement walkout door has fallen over.
<u>Retaining Walls</u>	Wood	Unsatisfactory	Wood walls and landscape edgings are rotting and will attract bugs.
<u>Grade</u>	Mixed Slopes	Maintenance	Re-work grade to 1/2" per foot of fall without dirt and wood contact at structure, or to within 2" of sill plate
<u>Grade</u>	Mixed Slopes	Unsatisfactory	Pull back grade off wood at exterior of the Det garage.
<u>Grade</u>	Mixed Slopes	Unsatisfactory	Two animal burroughs (holes) in the dirt under the screened porch. (Skunk likely)
<u>Vegetation</u>	Shrubs	Maintenance	Trim back shrubs off structures
<u>Vegetation</u>	Trees	Maintenance	Trim back trees off structures
<u>Vegetation</u>	Vines	Maintenance	Trim back ivy off structures

Bridge

Wood

Unsatisfactory

Bridge telephone poles
supports have rot and are split.
Some vegetation growing in
wood.

Remarks

No Remarks

Roof and Gutter Systems

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Pitch</u>	Medium	Normal For Age	
<u>Pitch</u>	Shallow @ East Bay Window	Normal For Age	
<u>Pitch</u>	Shallow @ NE roof @ Kitchen	Normal For Age	
<u>Roofing</u>	Slate	Unsatisfactory	Many slates cracked, loose, and some are missing. Some slates laying in valleys and gutters.
<u>Roofing</u>	Copper @ Easy Bay	Normal For Age	
<u>Roofing</u>	Membrane @ Kitchen @ NE	Unsatisfactory	Membrane has water between its layers and is soft under foot. No leaks at the kitchen ceiling yet.
<u>Gutters</u>	Galvanized (Some screens)	Maintenance	Clean out gutters, downspouts and drains at the home and garage.
<u>Gutters</u>	Galvanized (Some screens)	Maintenance	Re-hang gutters at the homes and garage for proper drainage once they are cleaned.
<u>Gutters</u>	Galvanized (Some screens)	Marginal	Galvanized gutters and downspouts rusted
<u>Gutters</u>	Galvanized (Some screens)	Unsatisfactory	Heat tapes at the homes NE corner gutter systems are no longer operating and gutters are full.
<u>Gutters</u>	Aluminum (Some screens)	Unsatisfactory	Det garage east gutter is torn.
<u>Downspouts</u>	Det Garage		
<u>Downspouts</u>	Galvanized	Maintenance	Clean out gutters, downspouts and drains
<u>Downspouts</u>	Aluminum	Maintenance	Clean out gutters, downspouts and drains
<u>Splashblocks</u>	Drains (Most are Clay)	Maintenance	Clean out gutters, downspouts and drains
<u>Splashblocks</u>	Drains (Most are Clay)	Unsatisfactory	Signs of drains backing up. Clay drains are prone to roots, clogs and obstructions.
<u>Splashblocks</u>	None Det garage NW	Unsatisfactory	Suggest adding splash block to downspout to direct water away from the foundation

<u>Splashblocks</u>	None Homes NE / North	Unsatisfactory	Suggest adding splash block to downspout to direct water away from the foundation
<u>Roofing</u>	Slate	Maintenance	Moss and algae growing on roof
<u>Roofing</u>	Slate	Maintenance	Clean tree debris off roofs
<u>Fascia Soffits Eaves</u>	Wood	Unsatisfactory	Rot at the dormers fascias and soffits where they meet the roofs.
<u>Fascia Soffits Eaves</u>	Wood	Maintenance	Scrape, caulk and paint or stain wood soon, and at ew wood after rot is repaired.
<u>Flashing</u>	Normal	Normal For Age	
<u>Chimney</u>	Brick x 2	Normal For Age	Suggest varment and rain caps on all flues
<u>Chimney</u>	Brick x 2	Unsatisfactory	Bircks and mortar cracked at both chimney exteriors. West chimney exterior brick deteriorated and missing and chimney is leaning slightly.

Remarks

No Remarks

Exterior

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Siding</u>	Brick	Normal For Age	
<u>Siding</u>	Wood	Maintenance	Scrape, caulk and paint or stain wood siding soon
<u>Siding</u>	Wood	Unsatisfactory	Rot at wood siding at the det garage east side, and the home NE lower roof area, and at the home where it meets the roofs.
<u>Paint</u>	Peeling	Maintenance	Scrape, caulk, and paint or stain all wood soon
<u>Stained Surfaces</u>	Needs Restaining	Maintenance	Scrape, caulk, and paint or stain all wood soon
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at det garage siding, trim and fascias.
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at the homes NE lower roof area siding and trim.
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at most of the storm windows.
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at the front stoop area trim.
<u>Porches</u>	Concrete Screened	Marginal	Screened porch slopes to the NW.
<u>Porch Rails</u>	Wood	Maintenance	Paint / stain wood.
<u>Stoops</u>	Masonry	Maintenance	Front stoop south edge is chipped.
<u>Stoops</u>	Flagstone x 2	Unsatisfactory	Steps have settled, shifted and surfaces are uneven and sloping.
<u>Stoops</u>	Brick x 2	Unsatisfactory	Bricks shifted, sloping and surfaces are uneven.
<u>Main Door</u>	Single Wood	Maintenance	Handle is loose.
<u>Rear Door</u>	Single Wood	Normal For Age	
<u>Other Doors to Exterior</u>	Single Wood x 2	Normal For Age	
<u>Windows Style</u>	Uninsulated Single Hung	Normal For Age	
<u>Fixed Windows</u>	Uninsulated Wood	Normal For Age	
<u>Window Type</u>	Wood	Maintenance	Scrape, caulk, reglaze and paint wood windows.
<u>Window Type</u>	Wood	Unsatisfactory	Rot at the SW BR, south window sill.
<u>Basement Windows</u>	Uninsulated wood	Maintenance	
<u>Window Screens</u>	Some are Present @ Basement	Not Inspected	

<u>Storm Windows</u>	Present	Unsatisfactory	Storm window have rot, and one NW / West 2nd floor one is missing. 4 Storm window panes are cracked. (2-Att Garage West, and 2-NW BR, West)
<u>Window Type</u>	Wood	Unsatisfactory	Att garage south window sashes are chewed and need replaced.
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at att garage overhead doors and their trim.
<u>Rot</u>	Visible Rot	Unsatisfactory	Rot at the det. garage overhead door trim.

Remarks

No Remarks

Attic

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Attic Insulation</u> <u>Insulation Thickness</u>	Roll / Batt Fiberglass 4 - 6 inches	Normal For Age Normal For Age	Suggest adding more insulation.
<u>Attic Ventilation</u>	Gable Louvers	Unsatisfactory	Suggest adding more ventilation.
<u>Rafters or Trusses</u>	2x10x16	Normal For Age	Attic access gained thru the North middle BR closet ceiling. FYI
<u>Rafters or Trusses</u>	2x10x16	Unsatisfactory	Roof rafter top cords are seperated along the ridge board and are gapped. Nails and little to no board compression is holding up a very heavy framed and slate roof. (Peak of the roof at the ridge baord where rafters meet it)
<u>Roof Deck</u> <u>Water Penetration</u>	Plank Appears Due to Condensation Build Up	Normal For Age Unsatisfactory	Mold/ mildew on roof deck and framing appears to be from condensation build-up. Extend bathroom exhaust vent to the exterior. Clea, surfaces, add bath vents at all baths, and add ventilation to the attic.
<u>Attic Insulation</u>	Roll / Batt Fiberglass	Unsatisfactory	No insulation on the North bedroom closet ceiling attic access panel.

Remarks

No Remarks

Interior

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Flooring</u>	Carpet	Unsatisfactory	Carpets are stained, sun faded and worn. Pet stains likely.
<u>Flooring</u>	Tile	Normal For Age	
<u>Flooring</u>	Tile	Unsatisfactory	Kitchen floor tile and grout are cracked.
<u>Flooring</u>	Hardwood	Maintenance	Wood floors are worn, sun faded and scratched
<u>Flooring</u>	Linoleum	Marginal	Flooring is old and discolored.
<u>Flooring</u>	Vinyl	Marginal	Vinyl floor has yellowed.
<u>Flooring</u>	VCT Tile	Unsatisfactory	VCT floor tile at the basement may contain asbestos.
<u>Walls_Ceilings</u>	Normal Minor Cracks	Normal For Age	
<u>Walls_Ceilings</u>	Normal Minor Cracks	Unsatisfactory	Basement rec room ceiling tiles may contain asbestos.
<u>Walls_Ceilings</u>	Normal Minor Cracks	Unsatisfactory	Water damage with mold / mildew at the ceiling and wall above the NE BR closet door at the interior of the closet. Exterior damage their had been repaired at some point.
<u>Interior_Doors</u>	Open and Close Freely - Most	Normal For Age	
<u>Interior_Doors</u>	Open and Close Freely - Most	Unsatisfactory	NE BR door does not shut and the NE BR closet door is not square in its frame.
<u>Interior_Doors</u>	Open and Close Freely - Most	Maintenance	Adjust the SE BR door to latch.
<u>Windows</u>	Open and Close Freely - Most	Normal For Age	
<u>Windows</u>	Open and Close Freely - Most	Unsatisfactory	5 windows top sashes are painted open. (1-West BR, 1-North Middle BR, 2-SE BR, and 1-2nd Floor Stair Landing)
<u>Windows</u>	Open and Close Freely - Most	Unsatisfactory	Three windows latches are missing all or part. (1-2nd Floor stair landing, 1-North Middle BR, and 1-DR)

<u>Windows</u>	Open and Close Freely - Most	Unsatisfactory	One kitchenette window balance is not operating as designed.
<u>Windows</u>	Open and Close Freely - Most	Unsatisfactory	Kitchen sink window is painted / stuck shut.
<u>Windows</u>	Open and Close Freely - Most	Unsatisfactory	11 Windows do not have tempered glass and extend to the floor. CAUTION! (3-Kitchenette, 2-DR, 1-2nd Floor Stair Landing. and 5-LR)
<u>Stairs</u>	to 2nd floor (Main Entry)	Normal For Age	
<u>Stairs</u>	to 2nd floor (East Bedrooms)	Unsatisfactory	No handrail at east BR stairs
<u>Stairs</u>	To basement	Unsatisfactory	No handrail at stairs
<u>Cabinets and Counters</u>	Installed	Normal For Age	
<u>Cabinets and Counters</u>	Installed	Unsatisfactory	Damage at the kitchen and stains at the JJ bath sink cabinets from past leaks or spills.
<u>Woodstove and Fireplaces</u>	Masonry @ Living Room (Gas Log Starter)	Unsatisfactory	Chimney needs to be swept and inspected. Firebox brick out of place. No key found to check gas starter.
<u>Woodstove and Fireplaces</u>	Masonry @ Basement (Gas Log Starter)	Unsatisfactory	Chimney needs to be swept and inspected. No key found to check the gas starter.

Remarks

No Remarks

Appliances

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Oven</u>	Free Standing Electric	Normal For Age	
<u>Range</u>	Free Standing Electric	Normal For Age	
<u>Range Hood</u>	Vents to Outside (Downdraft)	Normal For Age	
<u>Disposal</u>	Kitchen	Normal For Age	
<u>Dishwasher</u>	Built-in	Normal For Age	
<u>Refrigerator</u>	Built In Ice Maker	Normal For Age	
<u>Refrigerator</u>	Built In Ice Maker	Unsatisfactory	One refrigerator door shelf is damaged and duct taped.
<u>Alarm</u>	Not Inspected	Not Inspected	
Remarks No Remarks			

Foundation Basement

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Basement Walls</u>	Block	Normal For Age	
<u>Basement Interior Finish</u>	Plaster and Paint	Normal For Age	
<u>Basement Interior Finish</u>	Panelling	Unsatisfactory	Panelling has water damage and mold / mildew from a past flood and some regular water seepage.
<u>Basement Floor</u>	Concrete	Normal For Age	
<u>Basement Floor</u>	Concrete	Unsatisfactory	Mouse droppings at the basement and the garages.
<u>Basement Floor</u>	VCT	Unsatisfactory	Floor tile may contain asbestos (under 9 1/2")
<u>Basement Floor Drainage</u>	Floor Drain	Normal For Age	
<u>Basement Water Penetration</u>	Not Wet Now	Unsatisfactory	Stains at with mold / mildew and damage at walls and floors from regular seepage and dampness, and most likely a past flood.
<u>Basement Water Penetration</u>	Not Wet Now	Unsatisfactory	Most water penetrations can be lessened by addressing collection issues such as gutter systems, grade and sloping of patios, porches, walks and driveways toward the structure, but it may require a sump system be installed to remedy.
<u>Basement Insulation</u>	None	Normal For Age	
<u>Basement Framing</u>	Floor Joists	Normal For Age	Suggest insulating bandboard

Remarks

No Remarks

Foundation Crawlspace

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Crawlspace Walls</u>	Block	Normal For Age	
<u>Crawlspace Piers</u>	Brick	Normal For Age	
<u>Crawlspace Insulation</u>	None	Normal For Age	
<u>Crawlspace Vapor Barrier</u>	None	Maintenance	Suggest insulating bandboard at exterior walls Remove all items from the crawlspace and place plastic on the ground with sealed seams.
<u>Crawlspace Ventilation</u>	Vents Adequate	Normal For Age	
<u>Crawlspace Water Penetration</u>	Not Wet Now	Not Inspected	Limited visual access at the crawlspace because of the last hot water tanks placement at the access point. Move hot water tank out from the access.
<u>Crawlspace Framing</u>	Floor Joists	Normal For Age	
<u>Crawlspace Framing</u>	Floor Joists	Not Inspected	Very limited visual access to the crawlspace. Relocate the hot water tank that was installed in 2017.
Remarks			
No Remarks			

Foundation Slab

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Slab Foundation</u>	Minor settlement cracks @ Screened Porch	Normal For Age	
Remarks			
No Remarks			

Plumbing

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Interior Water Pipes</u>	Copper	Normal For Age	
<u>Interior Water Pipes</u>	Copper	Unsatisfactory	Heavily corroded water line fittings found at the basement. (2 above the water meter area, 1 right of the water meter area, and one above the furnace room doorway, just inside the furnace room)
<u>Interior Waste Pipes</u>	Plastic	Normal For Age	
<u>Interior Waste Pipes</u>	Galvanized	Marginal	
<u>Interior Waste Pipes</u>	Cast Iron	Marginal	
<u>Interior Waste Pipes</u>	Cast Iron	Maintenance	Clean out drain system now and every few years.
<u>Kitchen Fixtures</u>	Installed	Normal For Age	Filtered water tap flowed. Water was not tested.
<u>Utility Room Fixtures</u>	Installed	Unsatisfactory	Sink fixture is corroded and stuck off, and the sink drain has been repaired with duct tape,.
<u>Powder Room Fixtures</u>	Installed	Normal For Age	
<u>Main Bath Fixtures</u>	Installed	Normal For Age	
<u>MBR Bath Fixtures</u>	Installed @ SW BR	Unsatisfactory	One shower mixer area tile is cracked. sink drain leaks.
<u>Jack Jill Bath Fixtures</u>	Installed	Unsatisfactory	Sink drain traps are corroded. (2x)
<u>Bath Vents</u>	Installed	Normal For Age	
<u>Bath Vents</u>	None / Window @ MBR and MB	Normal For Age	Suggest installing bathroom exhaust vents to the exterior at the MBR bath, Powder room and the Main Bath.
<u>Bath Vents</u>	None @ Powder room	Normal For Age	
<u>Operation of Bath Power Vents</u>	To Attic @ JJ Bath	Unsatisfactory	Extend the JJ Bath exhaust vent to the exterior. (Mold / Mildew in the attic)
<u>Hookups Dryer</u>	Electric Vented	Unsatisfactory	Dryer vents into the attached garage.
<u>Hookups Washer</u>	Normal	Normal For Age	Suggest placing a pan under the washing machine that sets on a finished floor.
<u>Location of Main Water Cut Off</u>	Copper @ Basement Wall	Normal For Age	

Flow at Hose Bib

OFF

Unsatisfactory

Hose bibs are old and not frost free in style and are off, or stuck off. None worked currently.

Remarks

No Remarks

Plumbing Water Heater

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Water Heater Make</u>	Rheem	Normal For Age	Hot water tank TPR vave tube is green from past leaking. Not leaking now.
<u>Size Source</u>	50 Gal Gas	Normal For Age	
<u>Water Heater Age</u>	2017 Model	Normal For Age	
<u>TPR Valve</u>	Extended to Floor	Normal For Age	
<u>Water Heater Venting</u>	Metal Flue to Masonry	Marginal	

Remarks
No Remarks

Heating

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Heating System</u>	Individual Room Unit @ Main Bath	Unsatisfactory	Old electric heater at the main bath did not operate.
<u>Heating System</u>	Individual Room Unit @ Basement Rec Room	Unsatisfactory	Old basement rec room gas heater is damaged and is not operable.
<u>Heating System</u>	Central	Normal For Age	
<u>Heating Fuel</u>	Gas	Normal For Age	
<u>Heating By</u>	Forced Air	Normal For Age	
<u>Heating Manufacturer</u>	Atlas Butler 90%+	Normal For Age	
<u>Rated Capacity</u>	100,000 BTU's	Normal For Age	
<u>Thermostat Locations</u>	Main Entry Hallway	Normal For Age	Humidistat at the main entry hallway has no puprose. New one at the furnace are return air duct controls the system.
<u>Duct Work</u>	Sheetmetal	Normal For Age	
<u>Duct Work</u>	Sheetmetal	Unsatisfactory	Tape on ductwork may contain asbestos.
<u>Duct Work</u>	Sheetmetal	Unsatisfactory	Crawlpce ductwork from the basement to the kitchen area crawlspace is seperated four feet east of the water meter area in the crawlspace.
<u>Return Air Filters</u>	Media Type x 2	Maintenance	Filters are dirty.
<u>Humidifier</u>	Aprilaire	Normal For Age	
<u>Combustion Air and Venting</u>	Forced	Normal For Age	
<u>Clearance to Combustibles</u>	Normal	Normal For Age	
<u>Overall Condition</u>	Normal	Normal For Age	
<u>Estimate Age Heating</u>	2017 Model	Normal For Age	

Remarks

No Remarks

Cooling

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.

Apparent condition at time of Inspection.

See Addendum Page at End of Report



Unable to test AC units in temperatures less than 60 Degrees Fahrenheit ambient & Heat Pump when ambient temperatures are less than 35 Degrees Fahrenheit

Item	Type	Condition	Comments
<u>Cooling Type</u>	Separate from Heating System	Normal For Age	
<u>Cooling Manufacturer</u>	Atlas Butler (4 Ton)	Normal For Age	
<u>Estimate Age Cooling</u>	2017 Model	Normal For Age	
<u>Overall Condition Cooling</u>	Normal	Normal For Age	Temperature drop across interior coil is 21 degrees. Good.

Remarks

No Remarks

Electrical

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Service</u>	200 Amp Overhead	Normal For Age	
<u>Wiring</u>	Main Service - Aluminum	Normal For Age	
<u>Wiring</u>	240V Interior Wiring - Copper	Normal For Age	
<u>Wiring</u>	120V Interior Wiring - Copper	Normal For Age	
<u>Wiring</u>	120V Interior Wiring - Copper	Unsatisfactory	Wires cut off at the det garage attic pull down stair.
<u>Wiring</u>	120V Interior Wiring - Copper	Unsatisfactory	Secure and cover flying electric splice at the floor joist just inside the basement work shop doorway.
<u>Wiring</u>	120V Interior Wiring - Copper	Unsatisfactory	Secure and cover or remove wire cut off at the floor joist above the furnace area humidistat.
<u>Wiring</u>	120V Interior Wiring - Copper	Unsatisfactory	Mouse activity at the basement and the garages. Rodents can cause electric damage and the system should be checked thoroughly.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Normal For Age	
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Normal For Age	Suggest using LED bulbs in all closets with lights
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	Home needs linked smoke and CO detectors at each floor and in every bedroom.
<u>Service</u>	200 Amp Overhead	Unsatisfactory	Electric meter box is rusted.
<u>Outlets Switches Fixtures</u>	3 Prong Grounded	Normal For Age	
<u>Outlets Switches Fixtures</u>	3 Prong Grounded	Normal For Age	MBR (SW BR) bath has no outlet. FYI
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	The homes SE / East upper soffit light fixture is not weatherproof.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	Front stoop outlet is not weatherproof.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	North bedroom ceiling fan wires exposed at the ceiling.
<u>Outlets Switches Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	One main entry hallway switch is not operating.

<u>Outlets_Switches_Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	Two West BR desk outlets temporarily wired. (No box and plugged in)
<u>Outlets_Switches_Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	SW BR closet light is plugged in.
<u>Outlets_Switches_Fixtures</u>	2 Prong Ungrounded	Unsatisfactory	Five outlet cover plates are missing. (1-NE BR, 1-SE BR, 1-Det Garage, 1-West Br, and 1-SE BR Closet)
<u>Outlets_Switches_Fixtures</u>	2 Prong Ungrounded	Normal For Age	Suggest GFCI outlets where appropriate - at the outside, garages, baths, kitchen, at countertops and where 3-prong outlets are needed in lieu of grounding
<u>Grounding</u> <u>Grounding</u>	to ground stake to water line	Normal For Age Maintenance	Water ground / bond wire not attached inside the Square D panel. It would be a secondary ground.
<u>Number of Circuits</u>	30	Normal For Age	Square D main panel. OK
<u>Number of Circuits</u>	14	Marginal	Puch Matic sub panel is old and expensive to expand with and cannot support some new curcuits without the use of sub panels.
<u>Available Number of Circuits for Growt h</u>	13	Normal For Age	
<u>Available Number of Circuits for Growt h</u>	0	Unsatisfactory	One 15 Amp sub panel breaker is double wired and should not be.

Remarks

No Remarks

Garage Carport

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Roof</u> <u>Roofing</u>	Medium Slate	Normal For Age Unsatisfactory	Att garage slates misinsg, cracked and loose.
<u>Roofing</u>	Asphalt Shingle	Unsatisfactory	Det garage shingles are 21 years old, damaged and leaking. Raccoon feces on the Det garage roof.
<u>Main Door</u> <u>Main Door</u>	Single Metal (Det.) Single Wood x 2 (Attached)	Normal For Age Unsatisfactory	One of the three springs are broken, and the other three have no guides. Both doors and their trim and frames have rot.
<u>Walls</u>	Frame	Normal For Age	
<u>Floor</u>	Slab	Normal For Age	
<u>Floor</u>	Slab	Unsatisfactory	Mouse droppings at the garages.
<u>Ceiling</u>	Finished	Normal For Age	
<u>Ceiling</u>	Finished	Unsatisfactory	Mold / mildew stains and damage on the Det, garage ceiling and walls.
<u>Garage Carport Plumbing</u>	Cold Only	Unsatisfactory	Hose bib is not frost free and is stuck off.
<u>Garage Carport Electrical</u> <u>Garage Carport Electrical</u> <u>Automatic Door Opener</u>	Receptacles Lighting Automatic Reverse or Stop Only x 2	Normal For Age Normal For Age Unsatisfactory	Att garage and Det garage openers are old and not operable. (2x Total)
<u>Fire Resistance Coverings</u>	As Was Built	Normal For Age	A metal fire-rated people door to interior will improve fire rating. Wood now.

Remarks

No Remarks

X



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Explanation of Terms of Conditions Used

This report was prepared and written with the age of the structure and the comparable condition of neighborhood structures taken into consideration. Below is an explanation of the terms used in the report to describe apparent visual conditions.

Normal for Age: Functioning as designed. New or Old. Item is operating today.

Marginal: Marginal items have a very limited life expectancy but are performing safely. Items are at or near the end of their useful life.

Maintenance: Maintenance items need minor repair or regular maintenance now and will need to be done periodically. Ongoing needs every home has (Filters, caulk, paint, vegetation, gutters, grade, etc.).

Unsatisfactory: Unsatisfactory Items need repair or replacement now. Unsafe items.

Not Inspected: Items we could not access or do not inspect due to type of system, obstructions or seasonal conditions, such as snow.

We suggest all repairs be made by licensed contractors and those repairs warrantied to the new buyer for a satisfactory period of time.



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NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of conditions that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

THIS REPORT IS FOR THE EXCLUSIVE USE OF OUR CLIENT AS NAMED IN THE INSPECTION AGREEMENT. It may not be used or relied upon by any other person unless that person is specifically named by us in the inspection agreement as a recipient of this report. Distribution of this report to any third party without the written consent of the inspector and HomeScan is prohibited. As the client, you agree to maintain the confidentiality of this report and to reasonably protect the report from distribution to any third party. You agree to indemnify, defend, and hold us harmless if any third party brings a claim against us relating to the inspection or to this report.

This report is not an inspection to determine any pre-existing conditions as determined by any warranty company in an attempt to avoid their liability.



1170 Old Henderson Road, Suite #202, Columbus, Ohio 43220. (614) 538-9999

COMPREHENSIVE WHOLE HOUSE INSPECTION AGREEMENT

(Please Read Carefully)

HomeScan, a Home Inspection Service Co., hereafter referred to as HomeScan, agrees to perform an inspection (Defined and In Accordance with Ohio Revised Code Section 4764.01 and rules adopted there under) within the limits of this agreement on the property located at: _____.

The inspection will be performed for: _____, hereafter referred to as the client, for the sum of \$_____, payable upon completion of the inspection, unless otherwise noted and initialed by both parties. HomeScan agrees to provide a visual inspection for the purpose of alerting the Client to any major deficiencies, of \$800.00 or more, in the condition of the property but will not discover or include latent defects or hidden defects or deficiencies. The inspection is provided for the sole, confidential and exclusive use of the Client, unless agreed to in writing; the scope of the visual inspection shall be limited to the following:

- | | |
|---|--|
| * Structural condition | * General interior, including walls, ceilings, floors and windows |
| * Basic electrical and plumbing systems | * Attic insulation and ventilation |
| * Heating and air conditioning systems | * General exterior, including roof, gutter, chimney, exterior and siding |
| * Foundation and basement | |
| * Kitchen and appliances | |

It is agreed that the components and conditions beyond the scope of the inspection include, but are not limited to:

- | | |
|--|---|
| * Environmental problems, including but not limited to any gas including Radon, the presence of mold, lead, Formaldehyde, under ground storage tanks | * Wells, water conditioners, sewer, septic systems alarm systems, or irrigation systems |
| | * Detached buildings other than garages |
| | * Insects or other infestation |

THIS INSPECTOR IS NOT QUALIFIED TO DETECT THE PRESENCE OF CHINESE DRYWALL. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

THE INSPECTION IS NOT INTENDED OR TO BE CONSIDERED AS A GUARANTEE, EXPRESS OR IMPLIED, OR WARRANTY, NOR ANY FORM OF INSURANCE, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED. THE CLIENT SHOULD NOT RELY UPON THIS REPORT AS A WARRANTY AND HOMESCAN EXPRESSLY INFORMS THE CLIENT HEREIN THAT HOMESCAN IS ONLY PROVIDING AN OPINION AS TO PERFORMANCE AND CONDITION OF THE PROPERTY, ITEMS AND SYSTEMS ON THE DAY OF THE INSPECTION.

It is further agreed, that the inspection will not determine compliance with any applicable codes, laws, and regulations. The inspection is not intended to determine or appraise value of the property, or become an endorsement to buy or a recommendation not to buy the inspected property.

It is further understood and agreed HomeScan and its employees, assumes no responsibility and shall not be responsible for any mistakes, omissions or errors in judgment beyond the cost of the inspection. This limitation of liability shall include and apply to all consequential damage, bodily injury or property damage of any nature.

Payment is due at the time of the inspection. In most cases the report will be verbally delivered at the site upon the completion of the inspection, but if further detail is required, the final report will be available within 24 hours. Any notices required to be served shall be served upon HomeScan at: 1170 Old Henderson Road, Suite #202, Columbus, Ohio 43220. Any dispute over the content, performance, or execution of this contract shall be governed by the laws of the State of Ohio. Any dispute concerning this matter shall be litigated in the courts of Franklin County, Ohio.

Should any element of this agreement be declared void it shall be stricken and the remaining provisions shall remain in full force and effect. This agreement constitutes the entire agreement and understanding of the parties with regard to this matter, and no statements, oral or otherwise, shall be enforceable unless made in writing and signed by both parties.

The Client acknowledges that he/she has read this agreement in full, prior to signing same, and understands and agrees to all terms and conditions herein.

Client/Clients Signature: _____ Date: _____

HomeScan Inspector: _____ Inspection Number: _____

GROUND S

- 2A Sidewalks and drives: Cracking in sidewalks and drives is fairly common. Cracks large enough to trip over are a safety hazard and should be patched or fixed. Cracks that are not caulked or patched will rapidly get worse due to water eroding the soil and/or the heaving of the wet soil caused by freezing. *Driveways and walks should not cause water runoff to head toward the home ... Improper water runoff can cause serious problems in any home*
- 2B Grade and wet soil: One of the most common causes of wet basements, crawlspaces, and slabs is incorrect grades. The ground around the foundation should slope away from the foundation ... at least a drop of 8 inches in 8 feet. Pitches that slope toward the foundation create serious water penetration problems. Incorrect grades that channel water toward the home are a major cause of structural damage also. The soil can become so wet that its load-bearing ability is reduced. And during freezing weather this wet soil expands much more than dry soil and this extra expansion can crack or heave foundations. The importance of good drainage, and of grades that slope away from the foundation, can not be emphasized too much.
- 2C Retaining walls: Most all residential retaining walls are poorly designed and begin to lean and crack in a few years. In addition to being undersized, most retaining walls fail due to poor drainage. Wet soil can make a retaining wall sink or heave just as it can a foundation. Diverting the runoff and/or installing weep holes in the wall can often lengthen the life of a retaining wall.
- 2D TV antennas: TV antennas should be grounded to help protect the home from lightning strikes. Every year many people are killed while installing or repairing a TV antenna that hits a power line while it is being worked on. If your TV antenna is located near a power line have a professional work on it when it needs fixing or replacing.

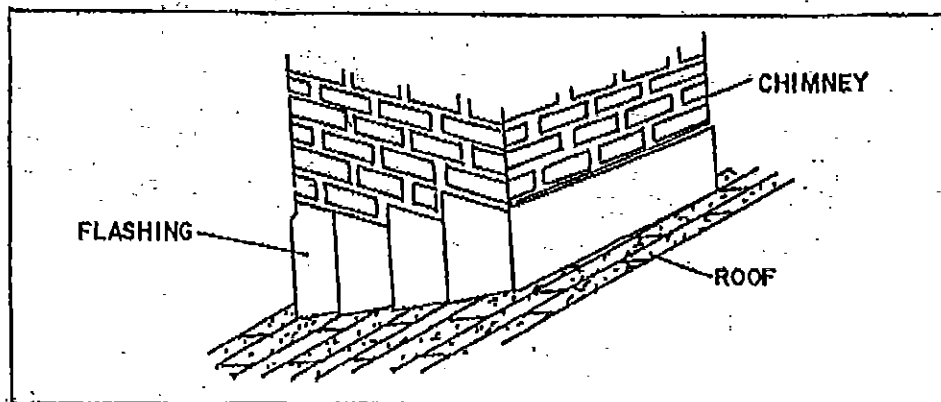
ROOF AND ATTIC

- 2E Pitch and materials: The steeper the pitch of a roof the longer the life and the less chance that leaking will occur. The following is a list of average life expectancy for various roofing materials:

Years	Materials
15 to 20	asphalt shingles
20 to 50	wood shakes (thick)
10 to 20	wood shingles (thin)
50 to 125	slate
20 to 50	asbestos-cement shingles
20 to 40	clay or cement tile
30 to 60	metal roofs
5 to 15	rolled or built-up

The life of roofing is affected by climate, roof pitch, temperature, and routine maintenance (for example: replacing broken shingles, keeping gutters and downspouts clear, and keeping tree limbs from hitting the roof). Built-up roofing, which is usually installed with a flat or very shallow pitch, is troublesome and requires more maintenance than other types. Slate and asbestos-cement shingles are brittle and require periodic replacement of broken shingles. Asphalt shingles are the most common, although in the South and Southwest tile roofs are very common.

- 2F Multiple layers of roofing: When two or more layers of asphalt shingles are in place on an existing roof, good practice dictates that these layers be removed before installing the next roof surface. This can, in some cases, double the cost of installing a new roof.
- 2G Replacing the roof deck: This is sometimes necessary when spaced planks won't allow for properly installing a new asphalt shingle roof or when significant rot exists.
- 2H Gutters: Gutters, downspouts and splashblocks are very important. Water is the number one enemy of homeowners. Water from the roof can not only cause wet soil conditions leading to foundation problems, it can also cause rot problems in the siding, under the eaves, and even inside the walls of the home. Gutters should be kept clean...splashblocks should be used to direct the runoff away from the foundation.
- 2J Chimneys: Chimneys are a common trouble spot. Keep flashings in good repair. A chimney cap can prevent water from soaking into the mortar (wet mortar when it freezes can crack bricks or force bricks to "pop out"). A chimney cap can also keep the flue dry...whether the flue is masonry or metal, water does not help it.
- 2K Flashings: Flashings protect any opening where a projection goes through roof from water penetration. These metal flashings deteriorate easily. No tar is needed for flashings to be properly sealed. Tarring suggests past leaks. Expect to make regular temporary repairs or rebuild flashings when evidence of past tarring is observed.



Correct placement of the chimney flashing retards any water penetration into the attic.

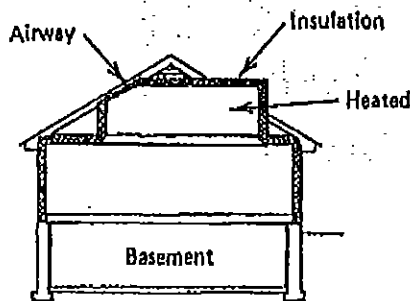
EXTERIOR OF THE HOME

- 3A **Chimney flues:** Due to the limitations of our inspection we are limited in our ability to observe the chimney flue which is on the interior of the chimney. We advise you engage a chimney sweep, before finalizing your contract to clean the chimney. Since most chimneys we see need cleaning you'll be assured of a clean flue. During the cleaning the sweep will be able to determine, more accurately, if any portions of flue are broken or missing or there are any blockages.
- 3B **Paint:** Badly peeling paint may indicate that the home does not have an adequate vapor barrier. This can often be remedied by installing small vents in the siding, by installing aluminum or vinyl siding, or by installing a vapor barrier on the inside of the home (or by using a special vapor barrier type paint or undercoating). Homes without vapor barriers tend to be very dry inside during the winter.
- 3C **Cracks:** Cracks in masonry are very common. Minor cracks result from normal settlement, expansion, and contraction. Cracks should be filled (painted) to prevent water penetration and/or widening of the crack caused by the expansion of freezing water. Major cracks may already be stabilized. Much depends upon the age of the home and the soil conditions. Major cracks should be checked by a structural engineer over a period of several months to determine if the movement has stabilized.
- 3D **Rot:** Rot can be major or minor. Minor rot can be corrected by replacing siding, trim, or small portions of structural members. Major rot affects the structural integrity of the home and requires extensive repairs. Rot is caused by repeated wetting/drying cycles. Rot is most often found under the eaves, on porch posts, steps, and railings, and on any wood touching the earth or damp concrete. A balcony, porch, or high stoop without rails (or with rotted rails) is a safety hazard that should be corrected.
- 3E **Doors:** Every home should have at least one door 36 inches wide to facilitate moving furniture. Sliding glass doors made with untempered glass present more of a safety hazard than ones made with tempered glass. In either case, sliding glass doors should have decals or painted designs on the glass so people can see the glass every year many people, young and old, attempt to walk through closed sliding glass doors. Whenever you purchase a home, you should change the exterior door locks for security reasons.
- 3F **Stairs:** Every set of stairs with 3 or more steps should have a railing as should any walk with an uncomfortable slant.

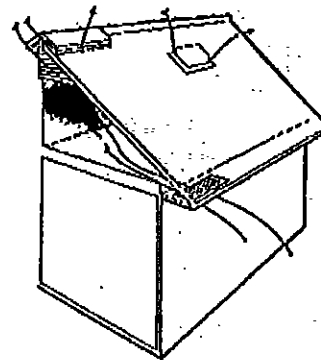
ATTIC

3G

Insulation. In northern climates, the attic, 8"-12" of insulation is considered necessary. As the major source of heat loss is through the ceiling/attic of a house, adding insulation here first is a must. Because we cannot make holes in walls it is usually not possible to identify insulation in walls.



3H



Ventilation: Adequate ventilation is very important for several reasons. In the summer attic ventilation can help keep the home (and the cooling) cooler. Cracked or warped asphalt shingles are often the sign of inadequate attic ventilation. In the winter, attic ventilation is important to help prevent excessive condensation from forming. Excessive condensation in the attic can cause wood rot, ceiling stains, and soggy insulation. Obviously soggy insulation is ineffective.

3J APPLIANCES

Estimated life of various appliances

Years	Appliance
15 to 20	ranges
12 to 18	ovens
10 to 16	micro-wave ovens
8 to 15	refrigerators
7 to 11	disposals
5 to 10	compactors
7 to 12	dishwashers
7 to 11	dryers
6 to 10	washers

Obviously, abuse and lack of maintenance will shorten the life of any appliance. And most appliances will require replacement of belts, timers, motors, and other parts at various stages during the life of the unit.

The appliances were inspected while running. However, because of the time limitations, they could not be observed in all, or complete, cycles. Micro-wave ovens were tested for micro-wave leakage which is often caused by sprung doors or worn door seals. Replacing doors and seals is not usually a major expense on micro-wave ovens.

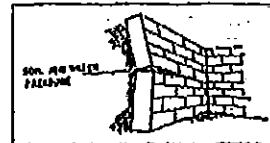
INTERIOR

- 4A Cracks:** All structures develop minor settlement and shrinkage cracks. Structures are not completely rigid--they move, expand, and contract with changes in seasons, temperature, humidity, and soil wetness. Therefore it is not unexpected for minor cracks to appear from time to time. Even changing or adding furniture can cause the formation of minor cracks as the structure adjusts to new loading patterns. Minor cracks should be considered cosmetic flaws and should be patched, painted, or covered over.
- 4B Major cracks:** Major cracks, however, may indicate structural problems. The movement that caused the major cracks may now be stabilized or the movement may be continuing. If the movement has stabilized then little needs to be done. But if the movement is continuing and the cracks are getting wider, the cause needs to be determined and a remedy found. A one inch crack in a 25 year old home is probably not as serious as a one inch crack in a 2 year old home--unless the crack in the older home has just occurred in a short period of time. Often the seriousness of a major crack can only be determined by observing the crack for several months to determine if the movement has stabilized.
- 4C Stairs:** Stairs that are too steep, that have loose carpet, that do not have hand rails, or that are unlighted are a safety hazard--especially to children and older people.
- 4D Floor bounce and tilt:** Some bounce and tilt in floors is to be expected. If the bounce is excessive, often additional supports (piers or columns) can be installed for relatively little cost. Excessive floor tilt, however, is generally more expensive to correct since it would involve either building a new level floor over the tilted floor, or trying to raise the tilted floor to a level position (which is usually a procedure that creates more problems than it solves).
- 4E Fireplaces:** Fireplaces usually cause a home to lose as much heat as they contribute unless the fireplace has a glass (or metal) firedoor that reduces the amount of warm indoor air that goes up the chimney. The air that goes up the chimney has to come from somewhere...generally it comes from inside the home which creates a partial vacuum inside the home which results in cold air from outside the home being drawn in through cracks under doors, around windows, etc. So not only does warm air go up the chimney, it is replaced by cold outside air. And if the home is made airtight to avoid drafts, then the fireplace will start smoking because not enough air is available to carry the smoke up the chimney. A glass or metal firedoor will usually improve the heating efficiency of a fireplace...and also reduce smoking. Fireplaces may also smoke for other reasons--birds may have built a nest in the chimney, the chimney may not be tall enough, the wind may be coming from a different direction than normal, or the damper might be closed. Fireplaces that smoke all the time can usually be corrected by reducing the size of the fireplace opening, by installing a glass or metal firedoor, or by increasing the chimney height.

FOUNDATION

- 4F Cracker:** Keeping water away from the foundation is the first step in keeping a dry and solid basement. All foundations will show some settlement cracks. Major vertical cracks wider at the top than at the bottom usually indicate differential settlement of the footer. Horizontal cracks located at about the frost line indicate pressure caused by wet soil expanding during freezing weather...this is not always a serious problem and can sometimes be corrected by improving the drainage and/or slope. Walls that bulge inward may have been caused by too much pressure during the backfill operation at the time of construction. Major cracks indicate potentially serious problems that should be examined over a period of months by a structural engineer to determine if the movement has stabilized.

- 4G Serious cracks:** Should be monitored for signs of future movement and/or the services of a structural engineer should be engaged. This illustration describes one type of movement of foundations common in our area.



Horizontal cracks caused by water and soil pressure could result in a major collapse of a wall.

- 4H Wetness:** Wet basements and crawlspaces can often be corrected by improving the grade and/or drainage. Sump pumps can be helpful, and water-proofing compounds can be applied to the inside walls to reduce water penetration. Chemicals pumped into the soil are ineffective.
- 4J Insects:** In our area, you should have the home examined by a licensed exterminator to determine if wood destroying insects are present.
- 4K Crawlspace insulation:** Insulation in crawlspaces is important. Perimeter insulation is insulation placed on the inside walls of the foundation. This permits the crawlspace to stay warm in the winter. With perimeter insulation the pipes are not usually insulated and so the vents to the crawlspace should be kept closed in the winter. A vapor barrier covering the earth floor of the crawlspace is needed to keep excessive moisture out of the crawlspace. If the insulation is applied under the floor, then the pipes will need to be insulated and the vents to the crawlspace may be open in the winter to help reduce moisture build-up. With under-the-floor insulation and open vents a vapor barrier over the earth may still be necessary.

PLUMBING

- 4L Pipes:** Piping materials have estimated life expectancy of:

Years	Material
30 to 40	galvanized steel pipe
50 to 60	copper
25 to 50	cast iron
15 to 60	plastic

Depending on water acidity and mineral content, galvanized pipes often become severely clogged after 20 to 30 years. Plastic pipe is relatively new and accurate life estimates are difficult to make. Each type of pipe material has advantages and disadvantages.

- 4M Leaks:** If water penetration from outside the home is the number one enemy of the homeowner, enemy number two is leaking plumbing fixtures. Leaking shower pans, poorly grouted bathroom tile, bath tubs with grout missing, and leaking toilet seals can, over a fairly short period of time, cause major structural problems by creating dampness conducive to wood rot. Homeowners should periodically caulk bath tubs, re-grout tile, and check the toilet bowl to see if it "wiggles." A toilet that appears to be loose from the floor could have a leaking toilet seal...call a plumber and for a few dollars you can avoid future major problems.
- 4N Water heaters:** All water heaters should be drained at least once a year to prevent the build-up of sediment in the bottom of the tank. Estimated life expectancy for water heater types:

Years	Type
6 to 12	gas fired
6 to 10	oil fired
10 to 15	electric

Gas and oil fired water heaters should be checked at least once a year by the gas company or oil dealer...probably at the same time the gas or oil furnace is checked prior to the start of the heating season.

5A Temperature/pressure valves and overflow tubes: All hot water containment vessels should have a new, properly sized, temperature/pressure valve when installed. An overflow tube, for discharge, should be properly sized (usually 1/2" diameter) and directed to within 6" of the floor or drain.

5B S-traps:

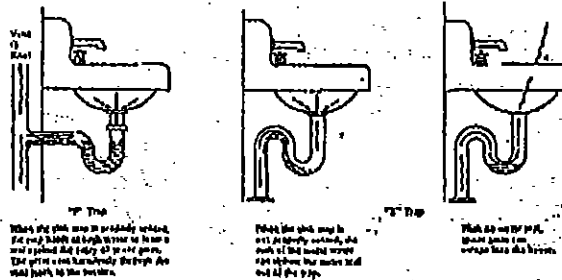


FIG. 10-1. A. Properly vented S-trap. B. S-trap with properly vented trap. C. S-trap with properly vented trap.

5C Wells: If the home has a well system, the water should be analyzed by the county or municipal department in charge of well testing. Although almost all wells will test ok, you should have this test done. Well pumps should turn on when the pressure falls below 15-20 pounds per square inch (PSI) and turn off at 45-55 PSI. If the pressure remains constant and/or the pump runs all the time the water is turned on, then the pressure tank may be water-logged or the pressure switch may be stuck. A well should be capable of delivering 4 to 8 gallons per minute for an extended period of time. To find the capacity of the well, you can check with the county or local authority in charge of wells. Most counties require the well driller to turn in a "well log" that states the well depth, the rate of flow, and other statistics. Well pumps can last from 5 to 15 years or more.

5D Water supply: If the water is supplied by a utility district, the pressure should be between 35 and 55 PSI. With two other faucets open in different parts of the home, you should expect a minimum of 2 gallons per minute from the cold or hot water tap on the bath tub or shower. We do not test exact pressure. Ours is a judgment call.

5E Septic tanks: Septic tanks and septic field lines are buried underground and can not be visually inspected. If the home has a septic tank, you should arrange to have the tank located and cleaned out at your earliest convenience. Most systems need to be cleaned out only every 3 to 5 years...but you might as well start with a cleaned out system rather than wait for the system to tell you it needs to be cleaned by becoming clogged. Septic tank systems can be cleaned out for a reasonable cost. Have this system pumped out as part of an independent inspection. Septic tank systems can give years of trouble-free service if you avoid using the system to dispose of solids they are not designed to handle. Do not use the system to dispose of trash, garbage, paint, glue, cloth, or dirt. Colored and printed toilet paper takes longer to break down and should not be used. If solids build up and you do not have the system cleaned out, the solids can overflow into the drain field and clog it. Installing a new drain field can be a major expense.

5F HEATING AND COOLING

Gas and oil systems: Burners and heat exchangers should be checked at least once a year by the gas company or oil dealer...probably the best time is just prior to the heating season. Minor adjustments and cleaning can save hundreds of dollars in fuel that would have been wasted through inefficient burning.

5G Air filters: CHANGE AIR FILTERS MONTHLY. A dirty air filter that you can replace for 70 cents can cost you an additional 10 to 20 percent monthly on your heating and cooling bill. Dirty air filters can actually destroy an air-conditioner compressor, heat pump, or a heat exchanger in a gas or oil fired furnace.

5H Heating-cooling distribution: Heating and cooling distribution needs are different in forced air systems. When the seasons change you may have to adjust the room registers or branch dampers to distribute the air flow to meet your preferences. In some homes where the air circulation is uneven, it may be more comfortable and more economical to maintain continuous air circulation (CAC) by running the system circulating fan at all times...this will even out temperatures in the home and usually results in the heating running less (or the air-conditioning running less).

5J Furnaces: Estimated life expectancy of various heating systems:

Years	Type
15 to 25 years	oil and gas furnaces
15 to 25 years	steel boilers
20 to 40 years	cast iron boilers
8 to 12 years	heat pump compressors
15 to 25 years	electric furnaces

Often older heating systems are replaced before their useful mechanical life is over because the owners want to 1) change fuels, or 2) increase the fuel efficiency, or 3) add air-conditioning.

5K Heat exchangers: Heat exchangers in gas and oil furnaces are 90 percent hidden from view and can not be completely inspected without being disassembled. So heat exchangers are checked for holes and cracks by observing flame patterns...changes in flame movements can sometimes signal major problems in the heat exchanger.

5L Humidifiers: Humidifiers require a goodly amount of routine maintenance, especially if the water is hard. Humidifiers that are not properly maintained can actually ruin a furnace, especially if the humidifier is located directly above the heat exchanger. Water leaking from a humidifier mounted over a heat exchanger can cause the heat exchanger to rust or crack. So humidifiers should be kept clean and unclogged.

5M ELECTRICAL SYSTEM

Capacity: For the majority of families, less than 150 ampere service will probably prove to be inadequate. 150 amp service will be adequate unless the home has electric heat, electric air-conditioning, an electric water heater, and an electric clothes dryer. These estimates of adequacy, of course, are not universal...some families do not want or use electric appliances, electric dryers, electric water heaters, or electric furnaces. Homes that rely on gas and oil for heating and cooking may need less electric service. But if these homes were to switch in the future to electric cooking, clothes drying, etc., then an upgrade in the service capacity would be needed.

Do not over-fuse circuits. For circuits handling lights and receptacles use a 15 amp fuse. Use 20 amp (or higher) fuses only for major appliances. The same rule of thumb applies for circuit breakers.

If the fuse or circuit breaker box is not labeled, you should make a survey by turning off the circuits one at a time and label each circuit as to what it controls. You should instruct family members how to replace fuses and/or how to operate circuit breakers. Family members should know how to turn the power off in case of emergency.



Governor Bob Taft
 Lieutenant Governor Jennette Bradley
 Director Fred L. Dailey

Ohio Department of Agriculture

Division Plant Industry/Pesticide Regulation
 8995 East Main Street, Reynoldsburg, Ohio 43068-3399
 Phone: 614-728-6987 • Fax: 614-728-4235
 ODA home page www.state.oh.us/agr/
 e-mail: kennedy@mail.agri.state.oh.us

To: Ohio Wood Destroying Insect Inspectors

Re: Ohio Wood Destroying Insect Inspection Program

July 2, 2003

The Ohio Department of Agriculture (ODA) is the state agency responsible for developing and enforcing laws and regulations pertaining to pesticide use in Ohio. In October 2001, ODA and the Ohio Pest Control Association partnered to develop guidelines to regulate inspections for real estate transactions that involve inspecting for wood destroying insects (WDI).

The implementation of the Ohio Wood Destroying Insect Inspection Program significantly standardized the inspection process. Please take a moment to become familiar with these rules in order to protect yourself as you conduct these inspections.

1. Licensing Requirements

Any individual performing WDI inspections for structures involved in real estate transactions must be licensed in Category 12 (Wood Destroying Insect Diagnostic Inspection). Direct supervision is not allowed for WDI inspections conducted for real estate transactions. The individual inspector must be licensed.

2. "On or Within the Structure"

When completing Section II, Inspection Findings, of the NPCA-1 reporting form, all information submitted in this section must be in reference to evidence on or within the structure(s) inspected for the real estate transaction. If you wish to make reference to another section of the NPCA-1 form, you may do so anywhere on this form.

3. WDI in Proximity to the Inspected Structure(s)

Inspectors who note the presence of termites or other WDI's in proximity to (not "on or within") the inspected structure(s) (i.e. tree stump, mulch beds, etc.) should not report this as visible evidence, nor recommend treatment for these insects in Section II of the NPCA-1 report form. Inspectors may include these findings in "Additional Comments" listed in Section VI.

4. Presence of Non-Wood Destroying Insects

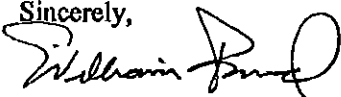
Inspections often reveal the presence of ants (other than Carpenter Ants), wharf borers, horntail wasps or other non-wood destroying insects. The presence of solely non-wood destroying insects should not result in a treatment recommendation in section II of the NPCA-1 form. The inspector may include these findings in "Additional Comments" listed in Section VI.

5. Treatment Recommendations

Recommendation for treatment in section II of the NPCA-1 form must be made based upon the inspectors' observation(s) of WDI activity on or within the inspected structure(s). Recommending treatment to a previously treated structure, solely because it is no longer under a current contract, is not allowed in section II of the NPCA-1 form. Any such recommendation would be a false and misleading statement.

For further information please contact the Ohio Department of Agriculture, Pesticide Regulation Section at (614) 728-6987 or (800) 282-1955.

Sincerely,



Dr. William Pound
 Agriculture Inspection Manager
 Pesticide Regulation

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
HomeScan
1170 Old Henderson Road Suite 202
Columbus, OH 43220
614-538-9999

Company's Pest Control Business Lic. No.

85304

Date of Inspection

Address of Property Inspected

Inspector's Name, Signature & Certification, Registration, or Lic. #

Structure(s) Inspected

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 wood destroying insect damage. **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 & location): _____

☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

☐ 3. Visible damage from wood destroying insects was noted as follows (description and location): _____

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.

Section III. Recommendations

☐ No action and/or treatment recommended: (Explain if Box B in Section II is checked): _____

☐ Recommend action(s) and/or treatment(s) for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

☐ Basement _____

☐ Crawlspace _____

☐ Main Level _____

☐ Attic _____

☐ Garage _____

☐ Exterior _____

☐ Porch _____

☐ Addition _____

☐ Other _____

The Inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 15. Standing water |
| 2. Suspended ceiling | 16. Dense vegetation |
| 3. Fixed wall covering | 17. Exterior siding |
| 4. Floor covering | 18. Window well covers |
| 5. Insulation | 19. Wood pile |
| 6. Cabinets or shelving | 20. Snow |
| 7. Stored items | 21. Unsafe conditions |
| 8. Furnishings | 22. Rigid foam board |
| 9. Appliances | 23. Synthetic stucco |
| 10. No access or entry | 24. Duct work, wiring, and/or plumbing |
| 11. Limited access | 25. Spray foam insulation |
| 12. No access beneath | 26. Equipment |
| 13. Only visual access | |
| 14. Cluttered condition | |

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 discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history.

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

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company. **For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.**
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

HomeScan's Handy Maintenance Tips...



APPLIANCES: Take time to read about your appliances and review the maintenance tips they suggest. Do this on a regular basis, and they will last longer. Also, keep your appliances clean. Don't forget to take the lower cover/panel off of the refrigerator and vacuum the dust and pet hair which has collected under there, you will be glad you did this.

CHIMNEYS: Have your chimney cleaned yearly if you use your fireplace frequently. The liners should be checked with specialized equipment. The home inspector cannot look up any further than the smoke shelf. The chimney sweep should also look from the top for the presence of animals or specifically, birds, nests, etc...

ELECTRIC: If you have a repair, have the electrician check your service to determine if it is adequate for your current or anticipated usage. If you are told electric needs updating, get bids from several contractors.

EXTERIOR CARE: If brick - check mortar joints for deterioration, and bricks for chipping. If exterior is wood, or has wood trim - be sure to check for rot spots in places where water might collect or puddle. Paint regularly, to improve the appearance, and to safeguard the wood against deterioration. Stucco should be checked regularly for cracking as well. Open joints, doors and windows should be sealed with caulking.

FURNACE/AIR CONDITIONER: Have a service contract with a reputable Heating & Cooling Contractor. They usually check everything in the Spring and Fall for a pre-set fee. When something goes wrong in the middle of a busy season, the magic words are, "we have a service contract", you should get preferential treatment.

GROUNDS: If you have some type of dampness in either the crawl space or basement, try to locate the source. Check around the foundation for tree roots, level ground, or slopes toward the foundation. Also, many times the downspout drain boot has settled and separated causing splashing during heavy rains, or it may just be plugged from roots or leaves. Another source could be from a sprinkler system which sprays the house or thick mulch beds. The grounds around the house should be 6" higher than the ground six feet away, this permits proper drainage. Shrubs, trees, and the like should be kept clear of the house - approximately 18".

INSECT INFESTATION: In Ohio, particularly where there are wooded lots, termites are happy campers, and so are carpenter ants. Spend the money to keep up the policy which is offered to you at closing to continue the coverage. Call the company which provided the report.

INSULATION: How much is up to you. It is an economical way of saving money through lower fuel costs. Talk with an expert, someone who is a reputable building or insulation contractor.

PLUMBING: You will know when you need a plumber. For starters, keep stringy things and tough skins out of the disposal. Always flush the disposal with plenty of water. At least twice yearly, lubricate and operate all faucets and hand valves to be assured they will operate when needed. This applies to the washer hose connections and also to draining and flushing the water heater until the water runs clear. If the water heater drain valve has not been operated for a long time, do not attempt to operate it, as it may not close properly, this is a plumbers job.

ROOF: Flashings need to be checked regularly, since they are the main source of roof leaks. That does not rule out that the roof may be aging, and need repair. Second layer shingle roofs tend to break down faster than single layer shingles do. Be sure to clean out your gutters and downspouts at least four times per year, (more frequently if you live in a wooded area). Don't let something grow in the gutter. Test your downspouts by use of a hose. Let it run for a while and check to see if it visibly drains properly to the curb or to a storm sewer. Trim Trees so they do not overhang the roof. If you see moss on your roof, get a bucket of water with bleach in it and scrub with a soft brush and clean it off. BE CAREFUL when walking on a wet roof. Have steep roofs done professionally. Be sure your roof has enough air-venting, this is very important to extend the useful life of a roof.

WINDOWS AND DOORS: Check them out periodically for possible rot (if wood). If insulated, find out the manufacturer and talk to the distributor about the recommended maintenance tips. Wood doors may stick and be hard to close. Use a bit of wax and apply to the sticking areas, this should help. Tops and bottoms of doors should be painted or sealed, if they are not - paint or seal them.

STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING

AN OHIO HOME INSPECTOR LICENSE
has been issued to the following individual:

NAME **Raymond S. Stacey**

LICENSE NUMBER **0000000000**

CURRENTLY ISSUED **01/01/00**

EXPIRATION DATE **01/01/01**





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A photograph showing a blue recycling bin filled with a dark, viscous liquid. The bin is placed on a thick layer of brown, dry leaves. To the left of the bin is a vertical wooden board, and in the background is a grey door with white trim. The scene appears to be outdoors, possibly in a yard or near a building entrance.

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A photograph showing the corner of a white door and a brick wall. The door has a multi-paned design. The brick wall is made of red bricks with some mortar visible. A small green plant is growing in the corner between the door and the wall. The ground is covered with brown leaves and some green grass.

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A photograph showing a grey plastic trash can positioned next to a brick wall. A grey downspout pipe runs vertically along the wall. The ground is covered with dry leaves and some small green plants. The text "Page 172 of 481" is overlaid at the bottom of the image.

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A photograph of a building's exterior corner. The wall is made of light-colored horizontal siding. A white downspout runs vertically down the right side of the corner. In the center of the corner, there is a faint, circular mark or indentation on the siding. The text "Page 173 of 481" is overlaid at the bottom of the image.

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A photograph of a garden path. The path is made of several light-colored, rectangular stepping stones set into a lush green lawn. The path leads from the bottom left towards the upper right. On the right side of the path, there is a dense, dark green hedge or large shrub. On the left side, there is more greenery and a wooden fence or railing is partially visible in the upper left corner. The overall scene is a well-maintained garden.

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A photograph of a window with a metal frame. The window is divided into several panes. A horizontal metal bar, possibly a latch or a support, is visible across the middle of the window. The bar shows signs of rust and wear. The background outside the window is blurry, suggesting a view of a building or a landscape.

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A photograph of a dense green bush in the foreground, with a brick wall visible in the background. The image is slightly out of focus. The text "Page 185 of 481" is overlaid at the bottom.

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A photograph of a dense, green forest floor. The ground is covered in a thick layer of green foliage, including various leafy plants and ferns. In the upper left, a large, dark, moss-covered tree trunk or branch extends diagonally across the frame. Sunlight filters through the canopy in the upper center, creating a bright, overexposed area. The overall scene is lush and verdant.

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A photograph of a dense green hedge in front of a house. The hedge is thick and covers most of the lower half of the image. In the background, a house with a white window frame is visible. The text "Page 204 of 481" is overlaid at the bottom of the image.

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A photograph of a stone staircase. On the left side of the stairs is a wall made of irregular, light-colored stones. To the right of the stairs is a dense area of green foliage, including various leafy plants and vines. The stairs themselves are made of flat, greyish-brown stones, with reddish-brown soil or mulch visible between the steps. The overall scene is outdoors, likely in a garden or park setting.

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A photograph of a garden path. On the left side, there is a large, dense green bush. The path itself is made of light-colored, irregular stones or concrete slabs, winding through a grassy area. The grass is green and somewhat overgrown. The lighting suggests it's daytime.

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A photograph of a wall with a light switch and a baseboard. The wall is a light beige color. A white baseboard runs along the bottom of the wall. A white light switch is mounted on the wall, slightly to the left of the center. The floor is a light-colored, textured surface, possibly concrete or stone. There is some debris on the floor, including a small green plant and some brown leaves. The text "Page 218 of 481" is overlaid on the bottom half of the image.

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A photograph showing a close-up of a concrete curb. The concrete is grey and textured, with a small, irregular hole or indentation in the center. To the right of the curb, there are several green, rounded leaves of a plant growing. The background is a light-colored, sandy or gravelly surface.

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A photograph of a brick chimney corner, showing the intersection of two walls. The bricks are reddish-brown with light-colored mortar. Green foliage is visible in the background, partially obscuring the chimney. The text "Page 222 of 481" is overlaid at the bottom.

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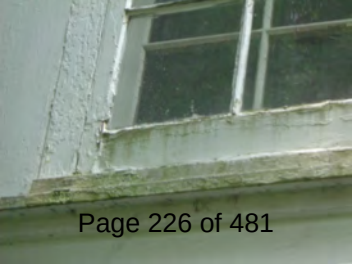
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A photograph of a building's exterior wall and a window. The wall is light-colored and appears to be made of concrete or stone. A window with a white frame is visible in the upper right. The image is slightly blurry and has a greenish tint.

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A photograph showing a brick chimney on a roof. The chimney is made of red bricks with some grey mortar. The roof is covered with grey shingles. In the background, there are green trees and a clear sky. The text "Page 233 of 481" is overlaid at the bottom of the image.

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A photograph of a construction site. On the left, there is a wooden formwork structure with vertical slats. In the center, a bright light source, possibly a work lamp, is illuminating a textured concrete wall. To the right, a curved metal pipe or conduit is visible against the wall. The overall scene is dimly lit, with the primary light coming from the central source.

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A photograph of a brick building with a modern concrete wing and green foliage. The brick building is the central focus, showing a corner with a mix of red and grey bricks. To the left, a modern concrete structure with horizontal lines is visible. To the right, there are green trees and bushes. The text "Page 242 of 481" is overlaid at the bottom.

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A photograph of a garden path. In the foreground, there is a low, rustic stone wall made of irregular stones. To the left of the wall, there is a dense patch of green foliage, including what appears to be a large-leafed plant like a hosta. To the right of the wall, the path continues, bordered by more greenery. The background is filled with thick, lush green bushes or trees. The lighting suggests a sunny day with some shadows cast on the path.

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A photograph of a garden path. On the left, there is a large, dense green bush. In the center, a tree stump with several roots exposed stands on a patch of grass and dirt. The path leads towards a bright, sunlit area in the background. The text "Page 245 of 481" is overlaid at the bottom.

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A photograph of a stone staircase with a metal railing, surrounded by dense green foliage. The text "Page 248 of 481" is overlaid on the bottom right of the image.

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A photograph showing a brick walkway in the foreground, leading towards a concrete foundation. There is a rectangular opening in the foundation, possibly for a pipe or vent. The ground around the foundation is covered with dirt and some sparse vegetation. The text "Page 252 of 481" is overlaid on the bottom right of the image.

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A photograph showing a concrete foundation wall on the right side. A wooden board is leaning against the base of the wall. The ground is covered with dense green foliage and some brown leaves. The text "Page 258 of 481" is overlaid at the bottom.

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A photograph of a brick chimney, likely made of red and grey bricks, set against a backdrop of dense green foliage and trees. The chimney is the central focus, extending from the bottom towards the top of the frame. The text 'Page 264 of 481' is overlaid in the lower portion of the image.

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A photograph of a tree with green leaves and a brown trunk, with a white building visible in the background.

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A photograph of a concrete staircase with a glass railing. The railing is made of vertical glass panels held by metal frames. The stairs are made of light-colored concrete. In the background, there are green trees and a red brick building. The text "Page 269 of 481" is overlaid on the bottom right of the image.

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SERIAL E174601884

PROD NXA648GKA100

MODEL NXA648GKA100

METERING TXU NA

DEVICE INDOOR OUTDOOR

FACTORY CHARGE R410A

13.00 LB 5.90

INDOOR FAN SUB COOLING

POWER SUPPLY 208-230 VOLTS AC

1 AVAILABLE WEIGHT AT UNIT

253 197

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A photograph showing a section of a brick wall and a concrete foundation. The bricks are reddish-brown and laid in a standard pattern. Below the bricks is a dark, possibly waterproofed, layer, and then a light-colored concrete foundation. To the left and in front of the foundation, there is a patch of ground with green weeds and grass growing. The image is slightly out of focus.

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A photograph of a garden bed. On the left, there is a border made of red bricks laid in a herringbone pattern. To the right of the bricks is a concrete curb. The garden bed itself is filled with various green plants, including some with long, narrow leaves and others with smaller, more rounded leaves. The text "Page 280 of 481" is overlaid in the bottom right corner of the image.

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A photograph showing a white door frame on the right side, with a green plant on the left. The ground is covered with dry leaves and debris. The text "Page 286 of 481" is overlaid at the bottom.

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A photograph of a garden scene. In the center, a white pillar stands amidst lush green foliage. To the right, a black metal fence with ornate scrollwork is visible. The foreground is filled with dense, low-lying green plants. The overall lighting is soft, suggesting an overcast day or shaded area.

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A photograph of a brick walkway. The walkway is made of reddish-brown bricks and is partially covered by green plants and weeds. A concrete curb runs along the right side of the walkway. The text "Page 294 of 481" is overlaid on the bottom of the image.

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A photograph of a building with horizontal siding, possibly vinyl or wood, in a light tan or off-white color. The siding is composed of long, narrow horizontal planks separated by thin, dark brown lines. To the left of the building, there is a large, leafy green tree with dense foliage. The sky is visible through the branches of the tree, appearing bright and slightly overcast. The overall image has a slightly soft focus and a natural, outdoor lighting quality.

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A photograph showing a concrete bridge structure with multiple parallel beams. In the foreground, a tree trunk and its branches are visible, partially obscuring the view of the bridge. The background is filled with green foliage.

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A blurry photograph of a tree with green leaves and a concrete wall in the background. The text "Page 299 of 481" is overlaid at the bottom.

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A photograph showing a thick, dark tree branch with green leaves in the foreground. Below the branch is a light-colored, textured concrete wall. The background is filled with more green foliage and sunlight filtering through the leaves.

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A photograph showing significant damage to a ceiling. A large, irregular hole is present, revealing dark, possibly moldy or charred material underneath. The surrounding ceiling is white, but there are orange-brown patches and peeling paint around the damaged area. Below the ceiling, the tops of yellow kitchen cabinets are visible. The overall scene suggests a severe structural or environmental issue, such as water damage or mold.

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The image shows a close-up of a wall with significant damage. The top portion of the wall is a light orange or tan color, while the bottom portion is a lighter, off-white or cream color. The paint is peeling and chipped away in several places, revealing a darker, possibly brown or black, material underneath. On the left side, there is a wooden structure, possibly a piece of furniture or a wall-mounted object, with a blue cable hanging from it. The overall appearance is one of neglect and decay.

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A photograph showing a close-up of a wooden roof structure. Several wooden rafters are visible, sloping downwards from left to right. A corrugated metal sheet is attached to the rafters, running parallel to them. The wood is light-colored and shows some grain and knots. The metal sheet is dark and has a wavy, corrugated texture. In the bottom right corner, there is some cardboard or paper material.

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A photograph of a cluttered workspace. In the background, there are several stacked cardboard boxes. On the left, a small pink plant sits on a wooden surface. The foreground is a wooden table covered with various items, including several small blue and white packets or cards, some papers, and a small blue object. The lighting is warm and somewhat dim.

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A photograph of a cluttered room, possibly a storage area or a room undergoing renovation. In the foreground, there are several large, brown cardboard boxes. One box on the left has a piece of yellow tape on it. Another box in the center has a small white label. The floor is covered with dirt, dust, and various pieces of debris, including a long, dark, cylindrical object (possibly a pipe or a piece of wood) and a blue pencil. In the background, there are more boxes and a white door or wall. The overall scene suggests a state of disarray or a workspace in progress.

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A photograph showing a close-up of a metal grate, likely a floor drain, set into a concrete surface. The grate is made of dark, possibly rusted, metal bars. Below the grate, a small hole is visible in the concrete, with some debris and a small amount of liquid or material inside. The concrete surface is light-colored and shows some signs of wear and discoloration.

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A photograph of a white rectangular panel, possibly a piece of equipment or a screen, leaning against a wooden structure in a workshop or storage area. The panel is slightly tilted and has some faint markings on its surface. The background shows a dark wall and some shelving units.

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A photograph showing significant damage to an interior ceiling. The paint is peeling and chipped away, revealing a greenish-grey substrate. A wooden railing with vertical slats is visible on the left side. In the lower right, a dark, rectangular opening, possibly a doorway or window, is partially visible. The overall scene suggests a state of disrepair or decay.

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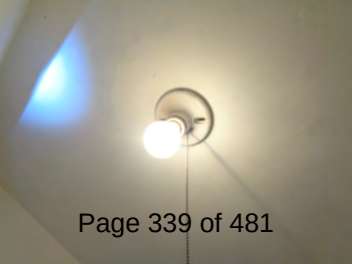
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A photograph showing a wooden floor in a room. The floor is made of light-colored wood planks. To the left, there is a white door frame. To the right, there is a white wall with a white baseboard. The text "Page 337 of 481" is overlaid on the bottom right of the image.

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A photograph of a room corner. The floor is made of light-colored wood. In the center, there is a rectangular patch of light-colored square tiles. A small, dark, irregular object, possibly a piece of debris or a small animal, is on the wooden floor near the tiled patch. The wall is white and has a window with a white frame. The text "Page 342 of 481" is overlaid on the bottom of the image.

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The image shows a dark, textured surface, likely a roof or ground, with a vertical line running through the center. To the right of the line, there is green foliage. The text "Page 344 of 481" is overlaid on the bottom right of the image.

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A photograph of a brick wall. The bricks are red, but the paint is peeling and chipped away, revealing a white plaster underneath. The wall is in a state of disrepair. To the right of the wall, there is green foliage, possibly a bush or a tree. The overall image has a slightly blurry, vintage quality.

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A photograph of a window with a white frame. The window is divided into several panes. The top-left pane shows a red brick wall. The top-right pane shows a green lawn and some trees. The bottom-left pane shows a red brick wall. The bottom-right pane shows a green lawn and some trees. The window is set into a dark-colored wall.

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A photograph of a window with a wooden sill. The window is divided into several panes by thin white frames. Outside the window, a lush green landscape is visible, including trees and a grassy area. The text "Page 348 of 481" is overlaid on the bottom right of the image.

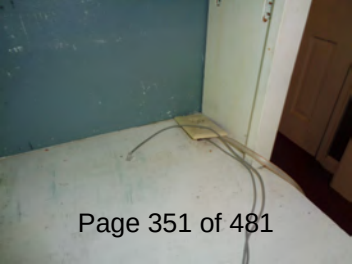
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A photograph of a white door with a silver handle. A small yellow object, possibly a piece of tape or a small box, is on the floor near the bottom of the door. The floor is light-colored and textured. The background is a dark blue wall.

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A photograph of a hallway with a green carpet and two white doors. The text "Page 352 of 481" is overlaid on the image.

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A blurry photograph of a room. The floor is covered in a light-colored, patterned carpet. In the background, there are white curtains hanging from a window. The overall image is out of focus.

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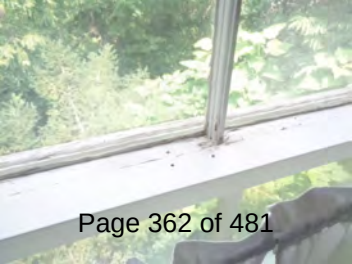


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A photograph of a window with a view of green foliage. A dark, blurry object is visible in the foreground, partially obscuring the bottom right corner. The text "Page 362 of 481" is overlaid on the image.

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A photograph of a wall with significant water damage. A large, irregular brown stain is visible, with a dark, vertical crack running through the center of the stained area. The wall is otherwise light-colored. The bottom of the image shows a wooden baseboard.

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A photograph of a wall with green polka-dot wallpaper. A white door frame is visible in the lower half of the image. The text "Page 365 of 481" is overlaid in the center.

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A photograph showing the corner of a building. On the left, a red brick wall is visible. In the center, a light-colored concrete wall meets the brick wall at a corner. To the right of the concrete wall, there is a dark, possibly black, surface that appears to be a roof or a ground area, with some brown, dried leaves or debris scattered on it. The image is slightly blurry and has a low resolution.

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A photograph showing a concrete porch or walkway area. To the left is a grey house with horizontal siding. A white railing with vertical balusters runs across the top of the frame. The concrete surface is dark and shows some stains and debris. The text "Page 371 of 481" is overlaid at the bottom.

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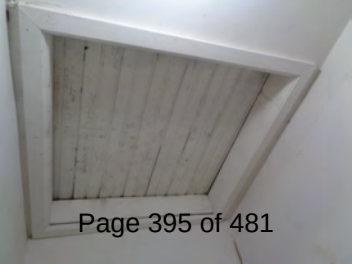
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A photograph of a wooden staircase with white walls and a white handrail. The stairs are made of light-colored wood and lead upwards. The walls are white, and the handrail is also white. The text "Page 393 of 481" is overlaid on the bottom right of the image.

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The image shows a close-up of a brick chimney or a section of a brick wall. The bricks are reddish-brown with some lighter, yellowish-orange spots, possibly due to age or weathering. The bricks are laid in a standard running bond pattern. The structure is surrounded by wooden beams and planks, suggesting it's part of a larger building or a well-enclosed area. The lighting is somewhat dim, and the overall tone is warm and rustic. At the bottom of the image, the text "Page 400 of 481" is overlaid in a black, sans-serif font.

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A photograph of a construction site. In the upper left, there is a brick wall made of red and tan bricks. Below the wall, a wooden plank is laid horizontally across the ground. To the right of the plank, there is a pile of debris and a red tarp. The ground is covered with dirt and some wooden planks. The text "Page 401 of 481" is overlaid at the bottom of the image.

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A photograph showing the underside of a wooden roof. Several wooden rafters are visible, sloping downwards from left to right. The wood has a warm, brownish-orange tone. In the background, a brick wall is partially visible, showing a pattern of reddish-brown bricks. The lighting is somewhat dim, with a brighter area in the center where the rafters are more closely spaced.

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A photograph of a wooden interior, possibly a closet or a small room. The walls are covered in vertical wooden slats. There are several horizontal wooden shelves. The lighting is warm and slightly dim. The text "Page 406 of 481" is overlaid at the bottom.

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A close-up photograph of a wooden structure, possibly a bookshelf or a window frame. The wood has a prominent grain and a knot. A bright light source is visible through a gap in the structure, creating a strong glare. The text "Page 409 of 481" is overlaid on the bottom half of the image.

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A photograph of a wooden interior, possibly a closet or a small room. It features vertical wooden studs and a horizontal wooden beam. The wood has a warm, light brown tone. The image is slightly out of focus, and there is a bright, yellowish light source visible in the lower center, creating a strong glare.

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A photograph of a wooden floor with a white baseboard and a wooden handrail in the top right corner.

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A photograph of a window with a dark frame, divided into multiple panes. The window is set into a light-colored wall. Outside the window, there is a view of green foliage and trees. The text "Page 422 of 481" is overlaid at the bottom of the image.

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A close-up photograph of a white cabinet corner. A metal hinge is visible on the side of the cabinet. To the left, a black door frame is partially visible, with a small, illuminated rectangular area at the bottom. The floor is made of dark brown tiles.

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A photograph of a narrow staircase with a checkered pattern on the wall at the top. The stairs are made of dark material with light-colored nosing. The walls are light-colored, and the ceiling is also light-colored. The perspective is looking down the stairs.

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A photograph of a room's interior. The floor is covered in square tiles with a checkered pattern of light tan and dark reddish-brown. The ceiling is white with vertical wooden slats. A white wall is visible on the right side of the frame. The text "Page 456 of 481" is overlaid in black at the bottom center.

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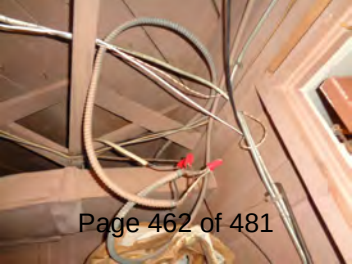
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A photograph showing a significant amount of damage to an interior wall. The wall is a light beige or off-white color, but large sections of the paint have peeled away, revealing a darker, possibly brown or grey, substrate underneath. The damage is most prominent in the upper half of the image, where the peeling paint is extensive and uneven. In the lower half, the wall appears more intact but still shows signs of wear and discoloration. To the right, a portion of a metal staircase railing is visible, suggesting the photo was taken from a landing or hallway. The overall lighting is somewhat dim, and the image has a slightly grainy quality.

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A photograph of a checkered tile floor, likely in a kitchen or bathroom. The tiles are arranged in a checkerboard pattern of light beige and dark reddish-brown. In the upper right corner, a white rectangular object, possibly a baseboard heater or a small appliance, is visible against a dark brown wall. A black cord runs diagonally across the floor from the upper right towards the center. A white, rectangular object, possibly a piece of paper or a small mat, lies on the floor in the lower right quadrant. The text "Page 464 of 481" is overlaid in the bottom center of the image.

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A photograph showing a wooden structure, likely a bench or table, with a curved wooden support. The floor is made of square tiles in a checkered pattern of light and dark brown. The text "Page 465 of 481" is overlaid on the bottom center of the image.

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A photograph showing a tiled floor with a grid pattern of light and dark brown tiles. Above the floor is a wooden structure, possibly a cabinet or table, with a curved metal rod or pipe visible. A dark, irregular stain is present on the floor near the base of the structure.

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A photograph showing the interior of a brick chimney or flue. The structure is built with red bricks and has a metal frame around the opening. The interior is lined with bricks and shows some debris and a small fire at the bottom.

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A close-up photograph of a stone wall. The wall is constructed from irregular, roughly-hewn stones in shades of grey, brown, and tan. A horizontal metal band, possibly a rebar or a decorative element, runs across the upper portion of the image. A vertical metal rod or pipe is visible, passing through the wall and extending from the top edge. The lighting is somewhat uneven, with brighter areas on the right side of the wall.

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