



428 E Southern Ave Springfield, OH 45505

\$30,000

3BR – 1BA – 1160SF

The house is 5 blocks from Lincoln Elementary School and 6 blocks from Hayward Middle School. There is a STEM school in the area and a small community college.

Click Link below for a HouseCanary Property Explorer Report :

<https://pexp.housecanary.com/shared-report/428-e-southern-ave/springfield/OH/45505/ojeEMpOLBn7K>

Click here for the GeoData Rental and Property Valuation Report

<https://www.geodatadirect.com/Property/NW/CLARK/428-E-SOUTHERN-AVE,-SPRINGFIELD-OH-45505/gX0pK3t7chJtKc4pT73svA==/LIX1rC77woubnL0omCvEWL64o1kQ5SmB>

Click Link below for a bluehammer Renovation Report

<https://www.bluehammer.com/bluehammer/viewestimate#/viewreport/1512703/ejtabsldfs/231066>

Click Link below for an RealtyTrac Asset Report

<https://www.realtytrac.com/homes/oh/springfield/45505/428-e-southern-ave-25520126/?preForeclosure=true&auction=true&bankOwned=true¬InForeclosure=false¬YetListed=true&listedForSale=false&recentlySold=false&listedOnlineAuction=true>

For more information about the asset contact Marketing@REI-ReferralNetwork.com or call 207-443-3314

L. Loan Information

Name Of Mortgager: Gerald Lykins Julie Lykins		Client: Madison Management Services, LLC	Servicer Loan Number: 0002001004	
Property Address: 428 E Southern Ave Springfield, OH, 45505		Property Type: Single Family	Key Code:	Lockbox:
If manufactured home, was it permanently attached to the foundation? VIN#			Reason For Inspection: Not Provided	

I. Inspector Information

Date/Time Of Inspection: Nov 8 2021 8:00AM	Inspected By: Name: Richard s Gabriele Title: SCFS – Field Representative Phone: 262.754.6006			
Inspection Company: Sand Castle Field Services	Inspector Signature: Electronically Signed By Richard s Gabriele On Nov 8 2021 10:14AM CST			

A. Access

Were you able to complete an Interior Inspection? No-Exterior Only Inspection	Did lockbox or keycode provided work? N/A	Reason exterior an inspection wasn't completed: Not Applicable
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1. General Information

1.1 What was the occupancy status? Occupied	1.5 Violation(s) Dated:	1.9 Was the exterior maintained by an HOA? Unknown
1.2 If occupied, property occupied by: Unknown	1.6 Have the issues cited on the notice / violation been resolved?	1.10 Was the property connected to sewer / septic? Unknown
1.3 Were there any postings, notices or signage that would indicate that the property has incurred a code violation? No	1.7 Items present at property: N/A	
1.4 If yes, violation(s) for:	1.8 Were there any potential hazards at the property that could damage an adjoining property: No	

2. Main Structure

2.1 How many doors were boarded? 0	2.7 Were there damages to the foundation? No	2.12 Were there any drainage concerns? No
2.2 How many doors were broken? 0	2.8 Did any decks/porches appear unsafe? No	2.13 Did any crawl spaces/vents/lines need to be secured/covered? N/A
2.3 How many exterior doors need securing? 0	2.9 Were handrails missing where there were 3+ steps? No	2.14 Were any drain pipes missing or damaged? No
2.4 How many windows were boarded? 0	2.10 Were there any damaged or disconnected gutters? No	2.15 Was there a tarp on the roof of the main dwelling? No
2.5 How many windows were broken? 0	2.11 Any damaged/disconnected downspouts and/or extensions? No	2.16 Was there any obvious roof damage? No
2.6 Were any functional shutters in need of repair? N/A		

3. Detached Structures

3.1 Detached structures with tarps on the roof: None	3.4 Detached structures in need of exterior surface repair: None	3.6 Detached structures in disrepair: None
3.2 Detached structures that were boarded:	3.5 Detached structures in need of roof repair: None	3.6 Detached structures with graffiti: None
3.3 Detached structures that need securing: None		

4. Pool

4.1 Pool/Hot Tub present: None	4.2 Pool/Hot Tub in need of treatment: N/A	4.4 Was the fence/gate/lanai surrounding the pool/hot tub damaged? N/A
	4.3 Pool/Hot Tub in need of securing by a fence/gate/lanai: N/A	4.5 Was the pool/hot tub equipment missing? N/A

5. Yard

5.1 Was there debris in the yard? No	5.4 Did the lawn need maintenance? No	5.6 Did trees and bushes need to be trimmed back from the structure? No
5.2 Was there personal property in the yard? No	5.5 Did the property have overgrown weeds or invasive plants? No	5.7 Did the lawn need edging? No
5.3 Did fencing around property need repair? No		5.8 Were all paved areas free and clear of snow and ice? Yes

6. Utilities

6.1 Which utility meters were present? Unknown	6.3 Were there any shared utilities? Unknown	6.4 Did the water need to be turned off at the curb? N/A
6.2 Of the meters present, which were running? Unknown		

7. General-Exterior

7.1 Were there any environmental concerns? No	7.3 Was there an above ground propane gas tank on the property? No	7.5 Required Repairs - Exterior: No
7.2 Was there an inoperable or leaking above ground heating oil tank on the property? No	7.4 Was there graffiti on exterior of property or in interior that is visible from exterior? No	

7.6 Comments-General Description of Exterior:
The property is a white, 2 story, single family.

Occupancy justification: a vehicle was present.

Property Inspection Results

11. General Condition

11.1 Insurable Damages: None	11.2 Neighborhood Characterization: Stable	11.3 Comparison to Neighborhood Standards: At
11.4 General Condition of Property: <input type="checkbox"/> C1-great condition no work needs to be done to the property-newer construction <input checked="" type="checkbox"/> C2-very minor work needed to bring property up to good condition-mechanicals intact <input type="checkbox"/> C3-needs repairs to bring up to code and current conditions <input type="checkbox"/> C4-may have some roof or structural issues, outdated, out of code, needs mechanicals <input type="checkbox"/> C5-significant damage to home, work required is significant but could be done <input type="checkbox"/> C6-home is a candidate for demolition		