Property Field Checklist

132 Towle Ave

132 Towle Ave, Mishawaka, IN 46544

Oct 16, 2026, 3:24pm CDT

22/22 Tasks Completed

St. Joseph Realty Group

Charles Galvin

ops@stjoe.realty

15743996286

Investor Acknowledgement & Disclaimer

Completed by Charles Galvin on Oct 16, 2026, 2:39pm CDT
This walkthrough is provided for informational purposes only and is not a professional home inspection, engineering report, contractor estimate, or guarantee of property condition. St. Joseph Realty Group and its representatives are not licensed home inspectors and make no warranties or representations regarding the condition, safety, functionality, or future performance of the property. Buyers and investors are solely responsible for conducting their own due diligence, including obtaining independent inspections, contractor evaluations, permits, financial analysis, and professional advice prior to making any investment or purchasing decision. Reliance on this walkthrough alone is at the investor's own risk.

Exterior

External Obsolescence

Completed by Charles Galvin on Oct 16, 2026, 2:39pm CDT
A type of depreciation caused by factors outside the property's boundaries (i.e. factories, commercial buildings, busy street, deteriorated houses, train tracks etc.)

If so, describe:



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10/16/2026, 02:13pm CDT



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10/16/2026, 02:13pm CDT

Perimeter Photo Walk

Completed by Charles Galvin on Oct 16, 2026, 2:41pm CDT
Walk the full exterior of the property and take clear, well-lit photos from each angle:
-Front of house – Include full street view and close-up of front entry.
-Left side – Capture siding, windows, foundation, and any visible issues.
-Rear of house – Include the yard, deck, AC unit, back door, and garage if applicable.
-Right side – Same as left: siding, windows, any mechanicals or access points.
-Driveway & Parking – Show off-street parking or garage approach.
-Any detached structures – Sheds, outbuildings, etc.

What is the siding material?

vinyl

Do exterior steps and stoops have handrails?

Yes | No | N/A

Is there an AC Unit?

Yes | No | N/A

Fencing material and quality:

wood poor

Driveway/sidewalk/stoop condition?

poor

General Condition of the Windows:

good

Window Material

☐ Wood | ☐ Single pane | ☑ Vinyl | ☐ Metal

Describe any exterior defects

walkway

Is there a visible well?

Yes | No | N/A

Is there a visible septic lid?

Yes | No | N/A

If there is a septic, is it a mound system?

Yes | No | N/A

Is there a gas meter?

Yes | No | N/A

Is there an electric meter?

Yes | No | N/A

Additional Notes

new back porch



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Charles Galvin
10/16/2026, 02:12pm CDT



Charles Galvin
10/16/2026, 02:14pm CDT



Charles Galvin
10/16/2026, 02:13pm CDT



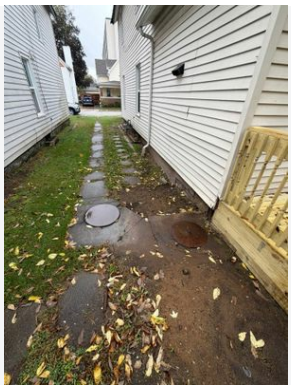
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10/16/2026, 02:11pm CDT

Roof

Completed by Charles Galvin on Oct 16, 2026, 2:42pm CDT
Stand back far enough to capture the full roofline from the front, back, and both sides. Zoom in on defects.

Roof Material

- [x] Asphalt Shingle
- [ ] Metal
- [ ] Other

Any missing or damaged shingles?

Yes | **No** | N/A

Sagging or uneven sections?

Yes | No | N/A

Flashing and chimney concerns?

Yes | No | N/A

Gutter condition and drainage concerns?

Yes | No | N/A

Trees touching or overhanging?

Yes | No | N/A

Additional roofing notes:



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Interior

Odor Check

Completed by Charles Galvin on Oct 16, 2026, 2:44pm CDT
Add photos of any items contributing to odors

General Smell Upon Entry:

- [ ] Fresh/neutral
- [ ] Air Fresheners
- [ ] Musty/damp
- [x] Cigarette
- [ ] Cannabis
- [ ] Fire
- [x] Pet
- [ ] Mold/Mildew
- [ ] Chemical/Cleaner
- [ ] Strong food or cooking odor
- [ ] Gas leak
- [x] Feces
- [ ] Dirty (in general)
- [x] Old

Additional notes on smells such as location and intensity:

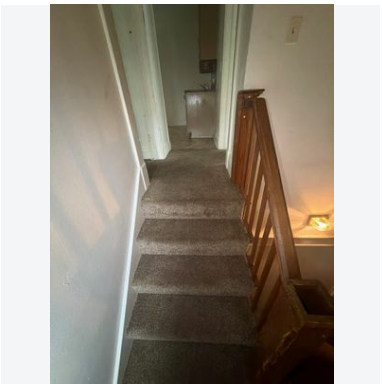
Both units smell very strongly of cat and rodent urine and feces, both also smell of cigarettes. the place has been recently cleaned but the carpets need to be ripped out for sure. All the windows were open.

Living Room / Common Areas

Completed by Charles Galvin on Oct 16, 2026, 2:48pm CDT
-Wide shots from at least two corners
-Flooring, ceiling, and wall condition
-Lighting fixtures and windows
-Any cracks, stains, or cosmetic issues

Additional Living Space Notes:

32 1/2



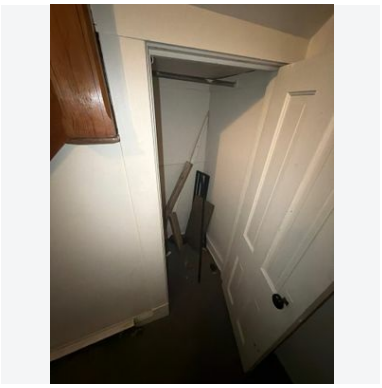
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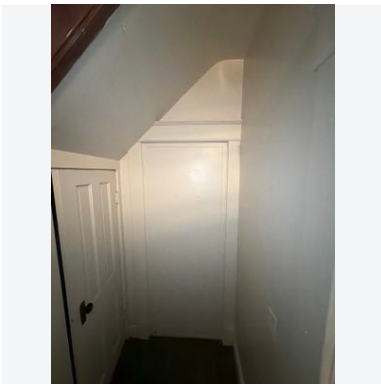
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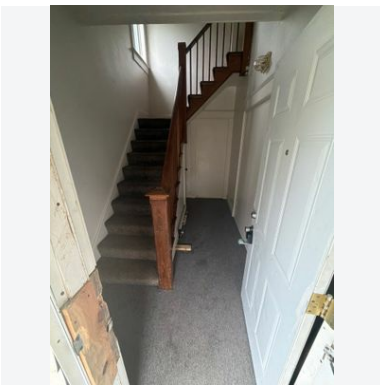
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10/16/2026, 01:40pm CDT

Living Room / Common Areas

Completed by Charles Galvin on Oct 16, 2026, 3:18pm CDT
-Wide shots from at least two corners
-Flooring, ceiling, and wall condition
-Lighting fixtures and windows
-Any cracks, stains, or cosmetic issues

Additional Living Space Notes:

32



Charles Galvin
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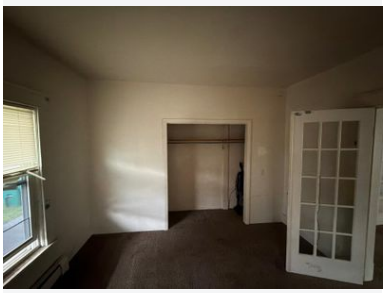
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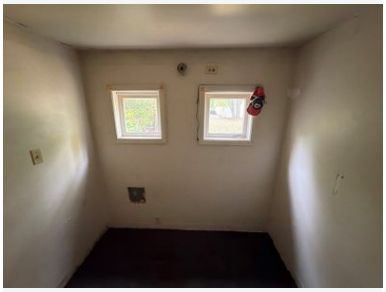
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Kitchen

Completed by Charles Galvin on Oct 16, 2026, 3:20pm CDT
-Wide shot from entry
-Cabinets
-Countertops, sink, and faucet
-Appliances (fridge, stove, etc.)
-Under-sink plumbing
-Flooring and lighting

Dishwasher present?

Yes | No | N/A

Additional Kitchen Notes:

32 1/2



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10/16/2026, 01:45pm CDT



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Kitchen

Completed by Charles Galvin on Oct 16, 2026, 3:20pm CDT
-Wide shot from entry
-Cabinets
-Countertops, sink, and faucet
-Appliances (fridge, stove, etc.)
-Under-sink plumbing
-Flooring and lighting

Dishwasher present?

Yes | No | N/A

Additional Kitchen Notes:

32



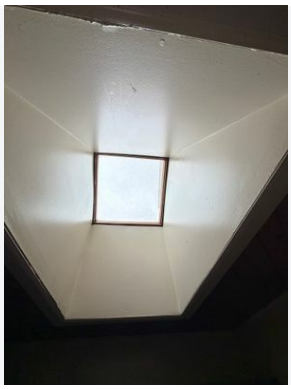
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Bathrooms

Completed by Charles Galvin on Oct 16, 2026, 3:20pm CDT
-Full room wide shot
-Vanity, sink, under sink, mirror
-Toilet and tub/shower
-Close-up of tile, grout, or damage
-Vent fan or window

How many bathrooms?

1

Additional Bathroom Notes:

32 1/2



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Bathrooms

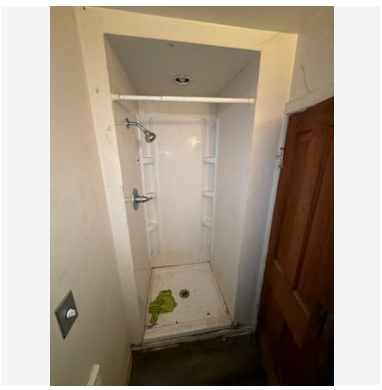
Completed by Charles Galvin on Oct 16, 2026, 3:21pm CDT
-Full room wide shot
-Vanity, sink, under sink, mirror
-Toilet and tub/shower
-Close-up of tile, grout, or damage
-Vent fan or window

How many bathrooms?

1

Additional Bathroom Notes:

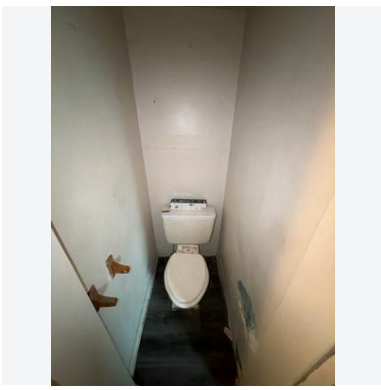
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Bedrooms

Completed by Charles Galvin on Oct 16, 2026, 3:21pm CDT
-Wide shots from each corner
-Closet space (doors open)
-Windows and natural light
-Flooring condition

How many bedrooms with closets?

1

Are there any rooms that could be bedrooms if a closet was added? If so, describe:

yes, second bed just needs a closet, plenty of space

The legal minimum size of a bedroom is 7x7. Are there any bedrooms that below that size? Please describe:

no

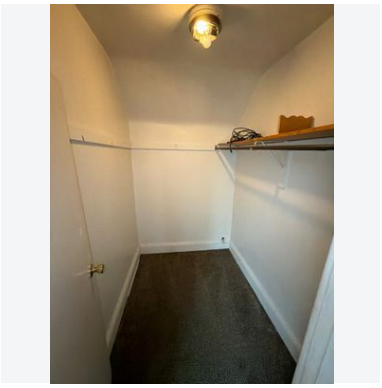
Are any bedrooms in a loft space that have less than 7' of headroom? If so, describe:

no

Additional Bedroom Notes:

water damage in master bed

32 1/2



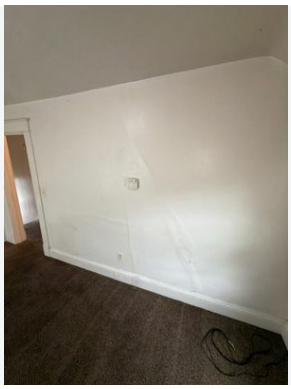
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Charles Galvin
10/16/2026, 01:43pm CDT



Charles Galvin
10/16/2026, 01:44pm CDT



Charles Galvin
10/16/2026, 01:44pm CDT

Bedrooms

Completed by Charles Galvin on Oct 16, 2026, 3:23pm CDT
-Wide shots from each corner
-Closet space (doors open)
-Windows and natural light
-Flooring condition

How many bedrooms with closets?

none

Are there any rooms that could be bedrooms if a closet was added? If so, describe:

yes. All the pictures are in the living room section, this unit basically has two living rooms and a dining room and a tiny room behind the bathroom

The legal minimum size of a bedroom is 7x7. Are there any bedrooms that below that size? Please describe:

the room behind the bathroom is exactly 7x7

Are any bedrooms in a loft space that have less than 7' of headroom? If so, describe:

no

Additional Bedroom Notes:

Attic (if accessible)

Completed by Charles Galvin on Oct 16, 2026, 2:57pm CDT
-Insulation coverage
-Roof underside for leaks or light showing through
-Ventilation and access condition

Is there attic access for a home inspector?

Yes | No | N/A

Additional attic notes:



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Basement/Foundation

Completed by Charles Galvin on Oct 16, 2026, 2:59pm CDT
-Full room shots
-Joists
-HVAC, Plumbing, and Electrical Runs

Is any part of the basement finished? If so, describe:

no

Is there any legal secondary egress out of the basement?

no

Is there at least 7 feet of headroom in the finished and unfinished parts of the basement?

no

Signs of water damage or mold?

Yes | **No** | N/A

Foundation walls and floor: any cracks or bows?

Yes | **No** | N/A

Is there a sump pump?

Yes | **No** | N/A

Is a dehumidifier present?

Yes | **No** | N/A

If there is a crawl space, describe/photograph accessibility:

yes

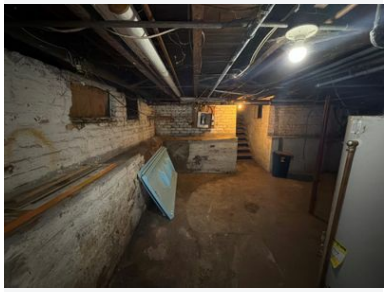
Foundation Material:

brick and concrete

Additional Basement Notes:

Is there a visible water meter?

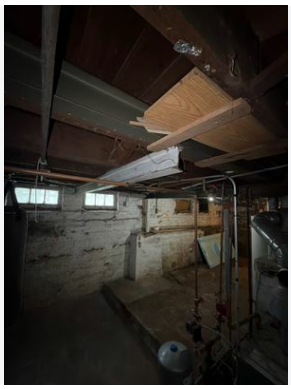
Yes | No | N/A



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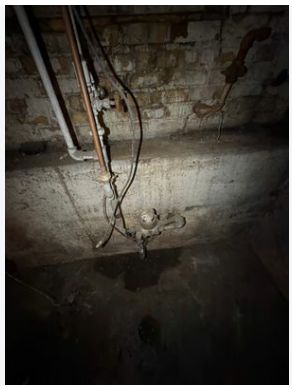
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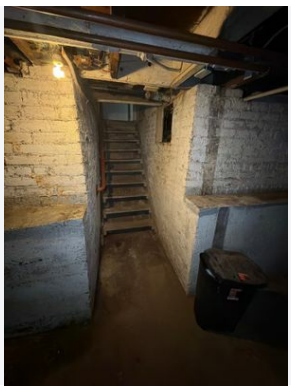
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Utilities

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Check if on:

- [x] Electricity
- [x] Gas
- [x] Water
- [ ] None

Additional notes on utilities:

Systems & Mechanicals

Heating System

Completed by Charles Galvin on Oct 16, 2026, 3:00pm CDT
Take photo of the service tag if present

Type:

- [ ] Central
- [ ] Mini-Split
- [x] Radiator
- [x] Baseboard
- [ ] Window Units
- [ ] None present

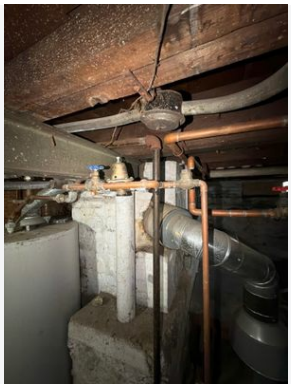
Is the furnace high efficiency?

Yes | No | N/A

Visible Condition:

☐ Newer | ☐ Functioning | ☐ Needs Attention | ☑ Condition Unknown

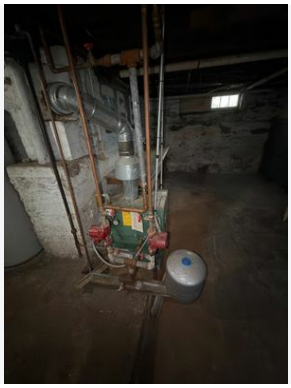
Additional Heating Notes:



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10/16/2026, 01:58pm CDT



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10/16/2026, 02:01pm CDT

Water Heater

Completed by Charles Galvin on Oct 16, 2026, 3:01pm CDT
Take photo of the install date if present

Type:

☑ Gas | ☐ Electric | ☐ Tankless | ☐ None Present

Visible Condition:

☑ Good | ☐ Rusty | ☐ Leaking | ☐ NA



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Electrical

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Panel type:

- [x] Breakers
- [ ] Fuses

Panel Amps:

100

Visible knob and tube?

Yes | **No** | N/A

Panel Location:

basement and upstairs unit bedroom



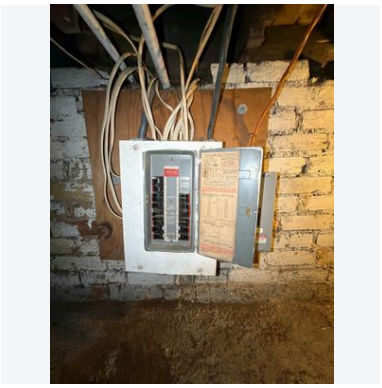
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10/16/2026, 02:02pm CDT



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Plumbing

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Visible Leaks?

no

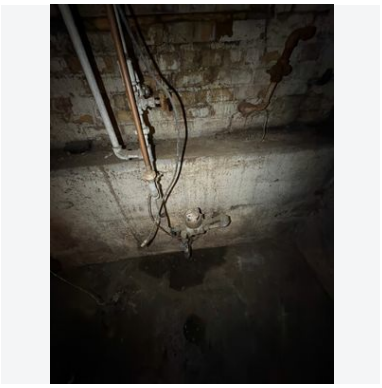
Main drain line material:

- [ ] PVC
- [x] Cast Iron
- [ ] NA

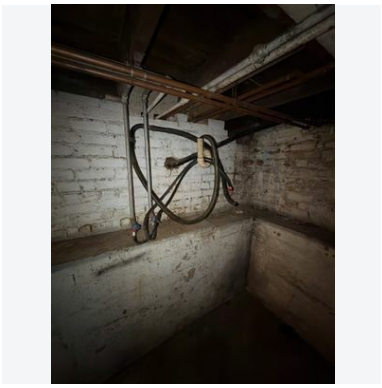
Location of laundry hook ups:

basement

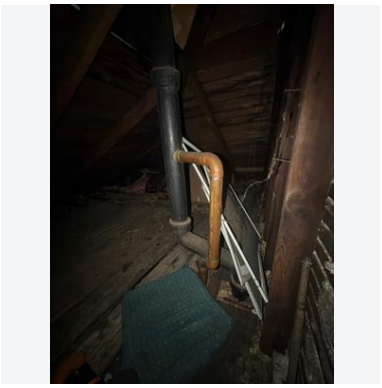
mainline not visible in basement, probably back in crawlspace
picture is of vent in attic



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Misc.

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Any deflection or softness in the flooring?

no

Any structural concerns?

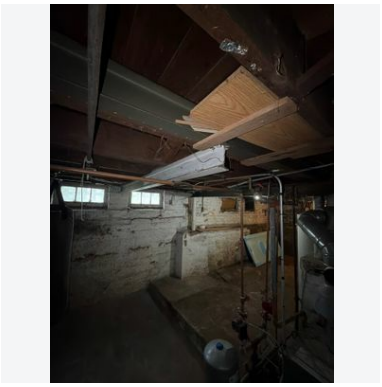
possibly, there is an unsupported I-beam in basement

Any functional concerns?

downstairs unit definitely has functionality issues
bathroom only accessible through another room, has a tiny room behind it only accessible through bathroom, no real bedrooms, no front door only back door, which means the whole unit is only accessible through kitchen

Any pest activity?

Mice and cockroaches



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10/16/2026, 02:01pm CDT



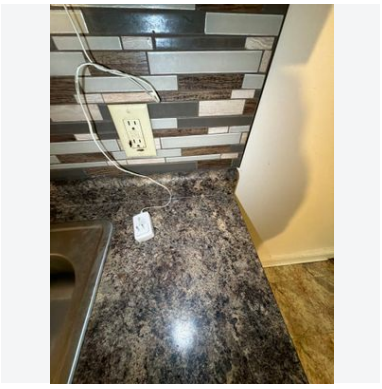
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10/16/2026, 01:47pm CDT



Charles Galvin
10/16/2026, 01:59pm CDT



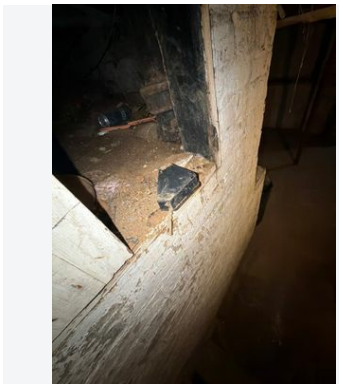
Charles Galvin
10/16/2026, 01:59pm CDT



Charles Galvin
10/16/2026, 01:46pm CDT



Charles Galvin
10/16/2026, 01:46pm CDT



Charles Galvin
10/16/2026, 02:00pm CDT



Charles Galvin
10/16/2026, 01:45pm CDT



Charles Galvin
10/16/2026, 01:46pm CDT

General

Any Additional Notes

Completed by Charles Galvin on Oct 16, 2026, 3:16pm CDT