

# Larkin Electric Co.,LLC.

408 Lexow Ave Dayton, Ohio 45419

Earl Reeder Associates, Inc

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At the request of a prospective purchaser, I conducted a preliminary electrical evaluation of the building located at 252–254 Xenia Avenue, Yellow Springs, Ohio on Tuesday December 30<sup>th</sup> 2025. This building is a mid-19th-century (1853) mixed-use structure that has undergone multiple generations of electrical work.

*This review is intended to provide general awareness for due-diligence purposes only and does not constitute a full code compliance inspection.*

## Summary Observations

- The building is presently served by a single-phase 120/240-volt electrical service estimated at approximately 200 amps, believed to have been installed roughly 25 years ago or so.
  - Portions of the building have been updated using mid 20th Century wiring methods, metallic raceways, and newer service equipment.
  - Century old knob-and-tube wiring remains present and energized, though it is now fed from newer distribution equipment rather than the original service.
  - The original electrical wiring still present and energized was installed around 1905 to 1915.
  - Some electrical panels remain fuse-based, which is considered obsolete by modern standards.
  - Several lighting systems, including 2x4 lay-in fluorescent fixtures and surface mounted, were observed; some fixtures may not meet current NEC support requirements.
  - Electrical load capacity has not been formally calculated. Depending on the buyer's intended use of the building, the existing 200-amp service may or may not be adequate.
  - Portions of the building contain historic rooming-house style accommodations where fire exit signage and egress lighting do not appear to meet current life-safety standards.
- Electrical in the Boarding rooms and retail space was not available for inspection.

## Important Considerations for the Buyer

- Energized knob-and-tube wiring and fuse-type panels are commonly flagged during insurance underwriting and may affect insurability based on industry experience.
- Electrical upgrades will likely be required to support modern occupancy, tenant loads, or changes in use.
- Permit records for the various electrical installations have not yet been verified and should be researched as part of due diligence.

## Recommendation

Prior to commitment, it is recommended that the buyer obtain:

- A comprehensive electrical evaluation.
  - A load calculation based on intended building use
  - A review of available permit and inspection records
  - An assessment of life-safety and egress lighting requirements
- This building shows evidence of incremental modernization over time; however, additional upgrades should be anticipated to meet current expectations for safety, use, and insurability.

Respectfully,

Dan Larkin

Ohio License # 15818, ESI 2538

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