



Bungalows to Mansions

Professional Inspection Services, LLC

Inspection Report

sample Inspection

Property Address:

1322 SW 7th Park Avenue
Ocala FL 34486



Bungalows to Mansions Professional Inspection Services, LLC

Bruce M. Graham III

**Florida # HI10
9014 SW 75th Way**

**Gainesville, FL 32608
352-871-8989**

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Date: 11/11/2014	Time: 11:00 AM	Report ID: sample commercial
Property: 1322 SW 7th Park Avenue Ocala FL 34486	Customer: sample Inspection	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Good (G) = Visually observed the item, component or unit and it appeared to be in new condition.

Normal (N)= Visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Fair (F) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Poor (P) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. These items need immediate attention and may need replacement.

Not Applicable (NA)= Did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Standards of Practice:

NACHI National Association of Certified
Home Inspectors

In Attendance:

Customer and their agent

Approximate age of building:

13 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

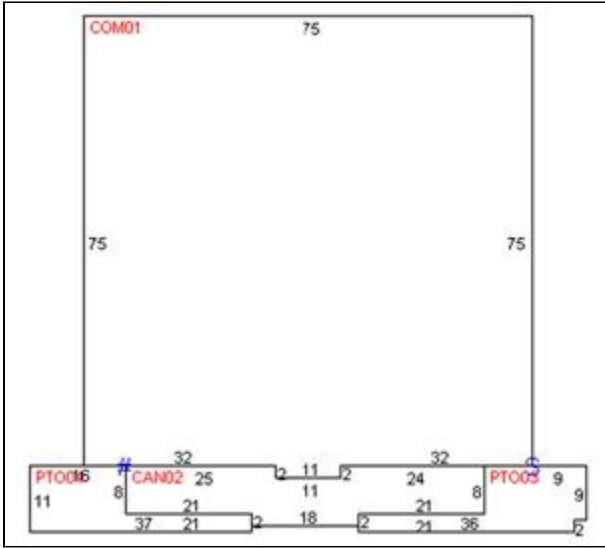
Water Test:

No

1. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.





Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Masonry
EIFS

Exterior Entry Doors:

Wood
Steel
Insulated glass

Appurtenance:

Sidewalk
Patio

Driveway:

Asphalt
Shared access
Parking lot

		G	N	F	P	Y	N
1.0	Wall Cladding Flashing and Trim		•				
1.1	Doors (Exterior)		•				
1.2	Windows		•	•			
1.3	Foundation Walls and Mortar Joints		•				
1.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•		
1.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (with respect to their effect on the condition of the building)		•				
1.6	Eaves, Soffits and Fascias		•	•			
1.7	Plumbing Water Faucets (hose bibs)		•				
1.8	Polarity and Grounding of Receptacles on Exterior Walls of Inspected Structure		•				
1.9	Other		•				
		G	N	F	P	Y	N

G= Good, N= Normal, F= Fair, P= Poor, Y= Yes, N= No

Comments:



1.0 Minor damage to the EIFS trim near the electrical meter. Recommend repairs as needed.



1.0 Picture 1

🏠 1.2 Several of the weather seals have shrunk and can allow for moisture intrusion. Recommend repairs as needed by a certified window contractor.

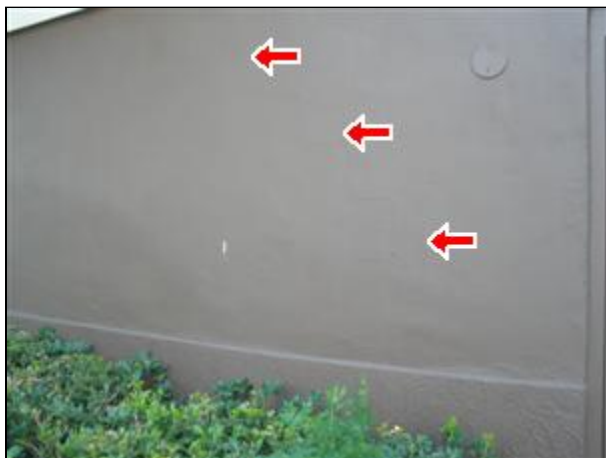


1.2 Picture 1




1.2 Picture 2

1.3 Minor stair step settlement cracks on the left rear side. Recommend monitoring.



1.3 Picture 1

 1.4 Photos 1-8 show the railing around the front patio is in varying degrees of disrepair. Recommend repairs or removal. **FYI** Photo 9 shows an area on the front right that will pond water.



1.4 Picture 1



1.4 Picture 2



1.4 Picture 3



1.4 Picture 4



1.4 Picture 5



1.4 Picture 6



1.4 Picture 7



1.4 Picture 8



1.4 Picture 9

1.5 Complimentary photo of the parking lot, which is in good condition.



1.5 Picture 1



1.5 Picture 2



1.5 Picture 3



1.5 Picture 4



1.5 Picture 5



1.5 Picture 6

🏠 1.6 Photos 1-2 show damaged existing canopies. Photo 3 shows tree limbs in contact with the building. Recommend trimming all limbs away from the building.



1.6 Picture 1



1.6 Picture 2



1.6 Picture 3

1.9 Complimentary photos of the existing signage.



1.9 Picture 1



1.9 Picture 2



1.9 Picture 3



1.9 Picture 4

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Viewed roof covering from:
Walked roof

Roof-Type:
Flat

Roof Covering:
Roll/Selvage

Sky Light(s):

None

Roof Ventilation:

None found

Method used to observe attic:

From entry
Inaccessible

Roof Structure:

Engineered wood trusses
Plywood
Sheathing

Attic info:

Pull Down stairs


Attic Insulation:

Batt
Fiberglass
Approximate
R-19

		G	N	F	P	Y	N
2.0	Roof Coverings			•	•		
2.1	Roof Flashings			•			
2.2	Skylights, Chimneys and Roof Penetrations		•				
2.3	Roof Ventilation			•			
2.4	Roof Drainage Systems			•	•		
2.5	Roof Structure and Attic (report leak signs or condensation)		•	•			
2.6	Attic Insulation		•	•			
2.7	Visible Electric Wiring In Attic					•	
		G	N	F	P	Y	N

G= Good, N= Normal, F= Fair, P= Poor, Y= Yes, N= No

Comments:

 2.0 Photos show failed lap joints, steam blisters, parapet wrap not fully adhered, and failing past repairs. Recommend repairs as needed by a certified roofing contractor.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



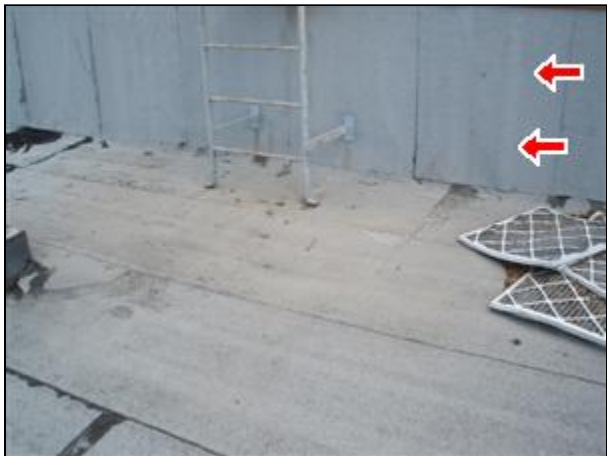
2.0 Picture 4



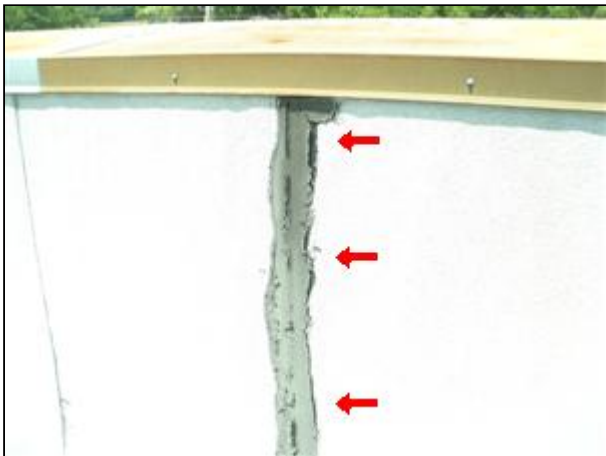
2.0 Picture 5



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8



2.0 Picture 9



2.0 Picture 10

2.1 While not flashings, these decorative foam elements are not secure and can be blown off the building into the parking lot.



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3



2.1 Picture 4



2.1 Picture 5

🏠 2.2 Unsealed penetration in parapet wall covering

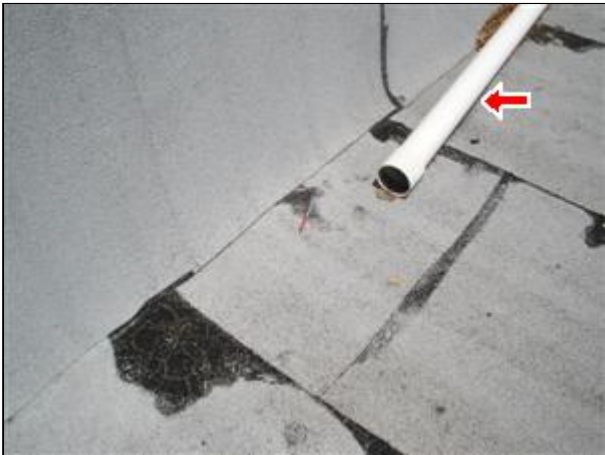
2.2 Picture 1

2.3 There is no roof ventilation.

2.4 Photos 1-3 show miscellaneous debris on upper roof that can block the roof scuppers and cause ponding. Photos 4-7 show stopped up roof drains on lower roof section as well as missing drain covers. Recommend cleaning all debris from all roof surfaces replacing all missing drain covers and making sure all drains are clean and functioning.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4



2.4 Picture 5



2.4 Picture 6



2.4 Picture 7



2.5 This section of roof deck is extremely soft and is in need of repair.



2.5 Picture 1

- 🏠 2.6 There are areas where the insulation has been taken down and not put back in place. Recommend replacing all insulation.



2.6 Picture 1

- 🔧 2.7 See section 8.0

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Heating / Cooling



Styles & Materials

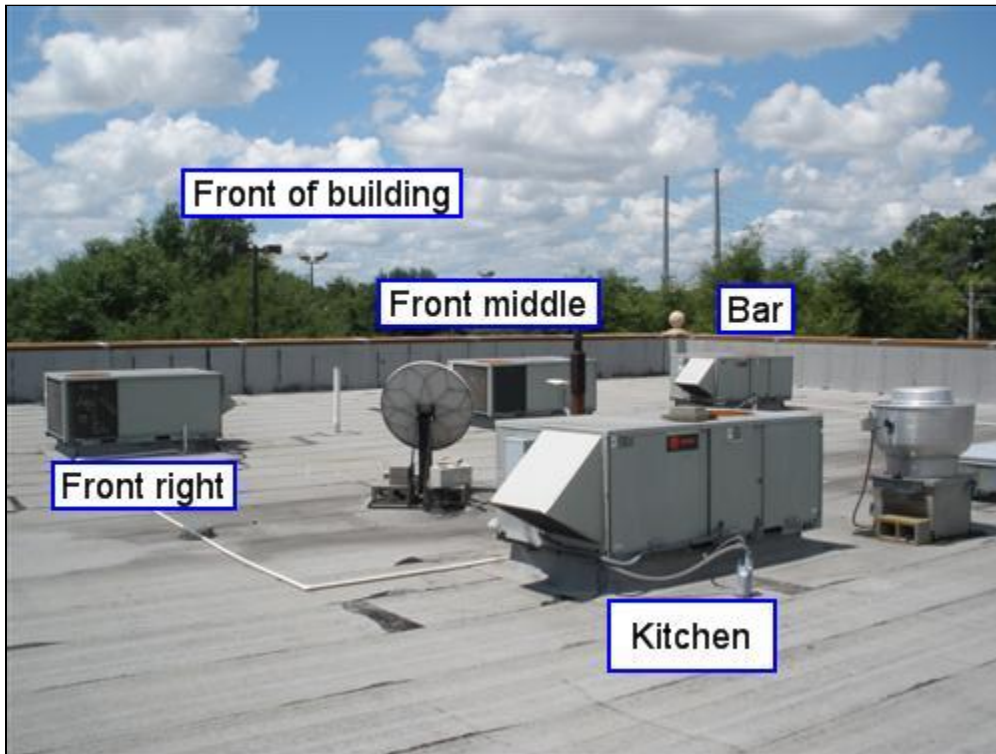
Heat Type: Electric heat Forced Air	Energy Source: Electric	Number of Heat Systems (excluding wood): Four
Heat System Brand: TRANE	Ductwork: Insulated	Filter Type: Disposable
Types of Fireplaces: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: TRANE	Number of AC Only Units: None	

		G	N	F	P	Y	N
3.0	Heating Equipment		•				
3.1	Presence of Installed Heat Source in Each Room		•				
3.2	Cooling and Air Handler Equipment			•	•		
3.3	Presence of Installed Cooling Source in Each Room		•				
3.4	Normal Operating Controls		•				
3.5	Automatic Safety Controls		•				
3.6	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)			•	•		
		G	N	F	P	Y	N

G= Good, N= Normal, F= Fair, P= Poor, Y= Yes, N= No

Comments:

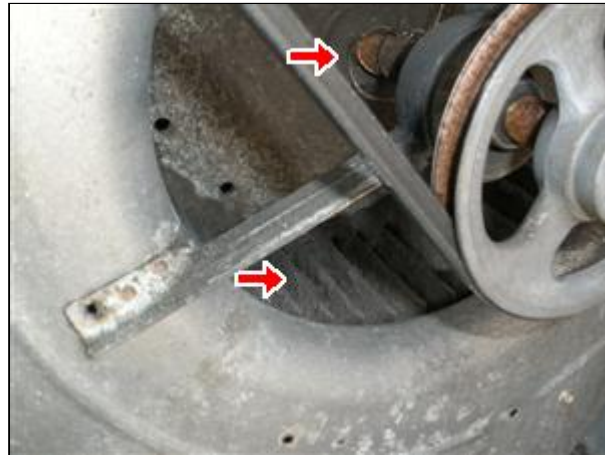
3.2 Problems noted include but are not limited to: All units have dirty blower wheels, coils and ductwork. The front middle unit has a loose indoor blower belt, the front right unit has a defective condenser fan motor and the # 1 compressor is off on internal overload, the kitchen unit has a defective #1 circuit that is either out of refrigerant or the compressor has bad valves and the condensate pan is leaking. Recommend repairs as needed and a complete cleaning and servicing of the equipment.



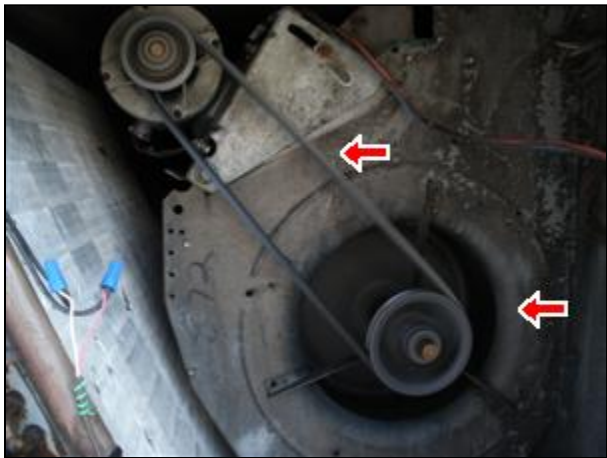
3.2 Picture 1



3.2 Picture 2



3.2 Picture 3



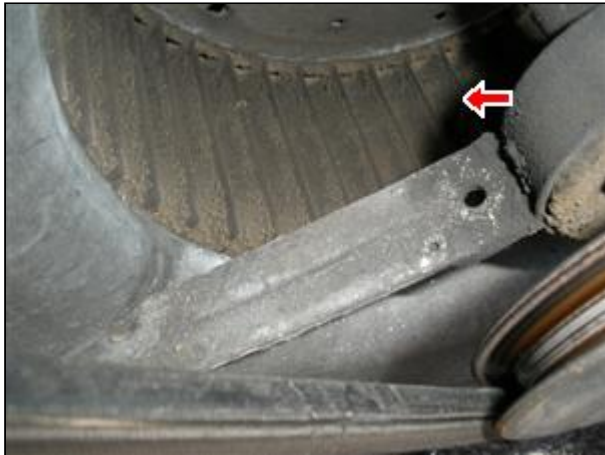
3.2 Picture 4



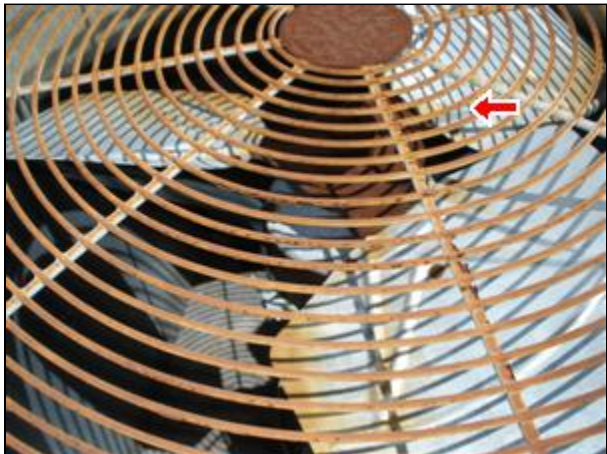
3.2 Picture 5



3.2 Picture 6



3.2 Picture 7



3.2 Picture 8



3.2 Picture 9




3.2 Picture 10



3.2 Picture 11



3.2 Picture 12

 3.6 Photos 1-2 show 2 damaged ducts. Photo 3 shows dirty ductwork. Recommend checking all duct connections and having the ductwork cleaned.



3.6 Picture 1



3.6 Picture 2



3.6 Picture 3

4. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Method used to observe

Crawlspace:

No crawlspace

Floor Structure:

Slab

Wall Structure:

Masonry

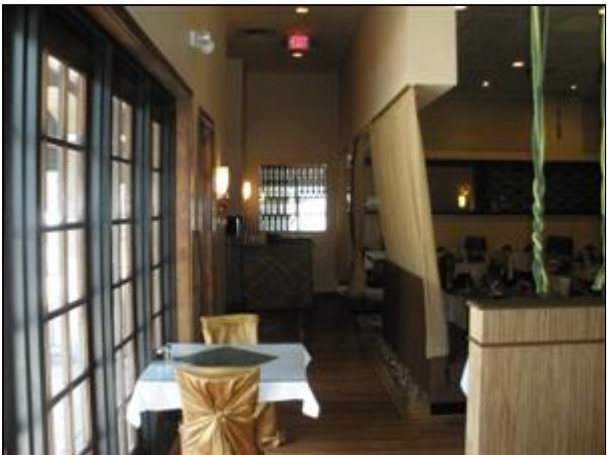
		G	N	F	P	Y	N
4.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)		•				
4.1	Walls (Structural)		•				
4.2	Columns or Piers		•				
4.3	Floors (Structural)		•				
4.4	Ceilings (Structural)		•				
		G	N	F	P	Y	N

G= Good, N= Normal, F= Fair, P= Poor, Y= Yes, N= No

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interior

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.





Styles & Materials

Ceiling Materials:

Suspended ceiling panels

Wall Material:

Drywall
Paneling
Wallpaper

Floor Covering(s):

Carpet
Laminated T&G
Tile

Window Types:

Thermal/Insulated

		G	N	F	P	Y	N
5.0	Ceilings		•				
5.1	Walls		•				
5.2	Floors		•				
5.3	Doors (Representative Number)		•				
5.4	Windows (Representative Number)		•				
5.5	Counters and a Representative Number of Cabinets		•				
5.6	Outlets and Wall Switches		•				
5.7	Steps, Stairways, Balconies and Railings			•			
5.8	Other none inspection items		•				
		G	N	F	P	Y	N

G= Good, N= Normal, F= Fair, P= Poor, Y= Yes, N= No

Comments:

5.0 Complimentary pictures.



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3




5.0 Picture 4

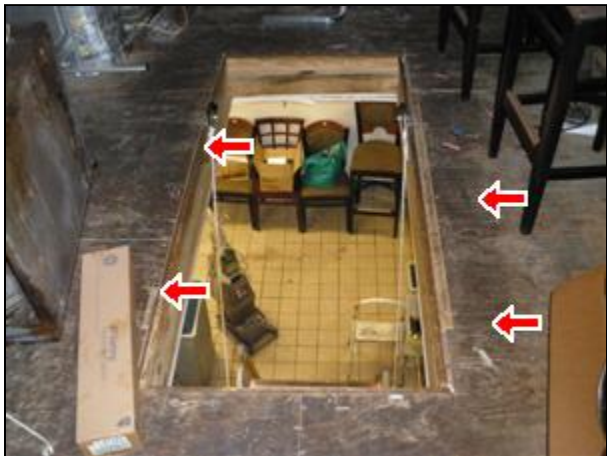


5.0 Picture 5



5.0 Picture 6

 5.7 There is currently no safety railing around the attic access. Recommend a review of this area with your insurance agent for your protection.



5.7 Picture 1



5.7 Picture 2

5.8 Bar and kitchen equipment and dining room furniture were not inspected.



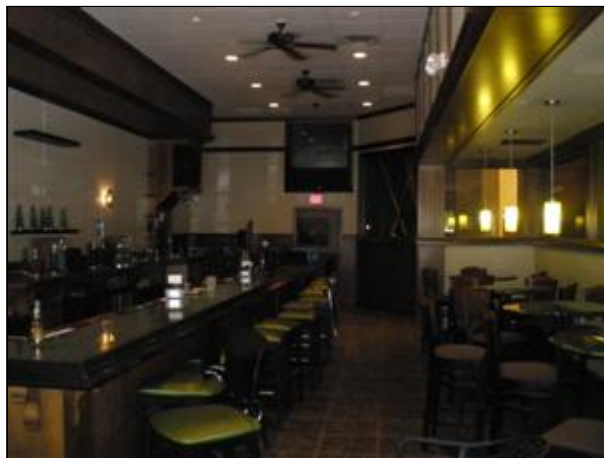
5.8 Picture 1



5.8 Picture 2



5.8 Picture 3



5.8 Picture 4



5.8 Picture 5

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Kitchen



Styles & Materials

Dishwasher Brand:

None

Disposer Brand:

None

Exhaust/Range hood:

Vented

Range/Oven:

Unknown

		G	N	F	P	Y	N
6.0	Ceilings		•				
6.1	Walls		•				
6.2	Floors		•				
6.3	Doors (Representative Number)		•				
6.4	Counters and a Representative Number of Cabinets		•				
6.5	Plumbing Supply, Fixtures		•				
6.6	Plumbing Drain, Waste and Vent Systems		•				
6.7	Outlets and Wall Switches		•				
6.8	Dishwasher						•
6.9	Range Hood		•				
6.10	Ranges/Ovens/Cooktops						•
6.11	Trash Compactors						•
6.12	Food Waste Disposer						•
6.13	Walk-in coolers						•
		G	N	F	P	Y	N

G= Good, N= Normal, F= Fair, P= Poor, Y= Yes, N= No

Comments:

6.4 Complimentary picture.



6.4 Picture 1

6.8 No dishwasher on site.



6.8 Picture 1

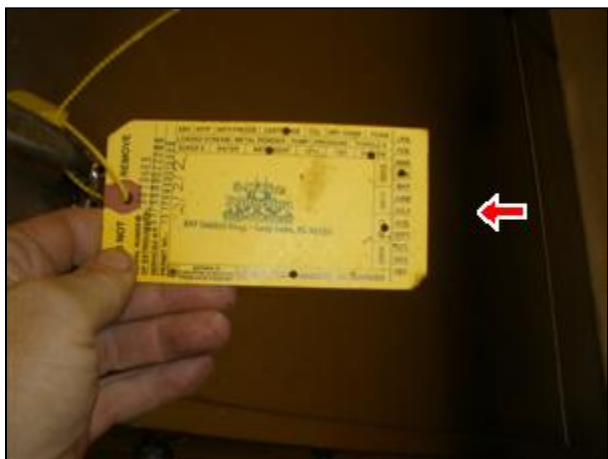
6.9 The last fire protection inspection for the exhaust hood was April 2010.



6.9 Picture 1



6.9 Picture 2



6.9 Picture 3

6.10 Kitchen equipment not inspected.




6.10 Picture 1

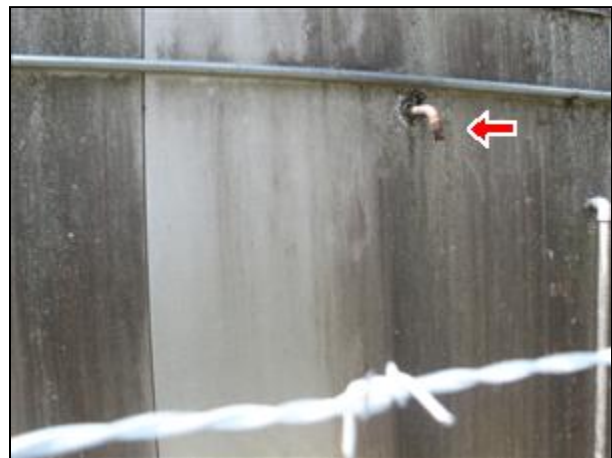


6.10 Picture 2

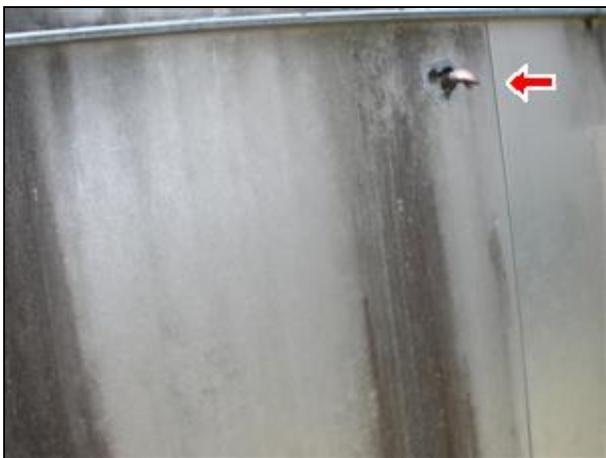


6.10 Picture 3

 6.13 While the walk-in coolers were not inspected, it was noted that the condenser sections and refrigerant lines are missing.



6.13 Picture 1



6.13 Picture 2



6.13 Picture 3



6.13 Picture 4



6.13 Picture 5



6.13 Picture 6



6.13 Picture 7



6.13 Picture 8

7. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source: Public	Water Filters: None (We do not inspect filtration systems)	Plumbing Water Supply (into building): Copper PVC
Plumbing Water Distribution (inside building): Copper	Plumbing Waste: PVC	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 65 Gallon	Water heater Manufacturer: American	Water Heater Location: Utility Room

		G	N	F	P	Y	N
7.0	Plumbing Drain, Waste and Vent Systems		•				
7.1	Plumbing Water Supply and Distribution Systems and Fixtures			•			
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents			•	•		
7.3	Main Water Shut-Off Device (Describe location)		•				
7.4	Fuel Storage and Distribution Systems (interior fuel storage, piping, venting, supports, leaks)		•				
7.5	Main Fuel Shut Off (Describe Location)		•				
		G	N	F	P	Y	N

G= Good, N= Normal, F= Fair, P= Poor, Y= Yes, N= No

Comments:

7.0 Photo 1 shows plumbing clean out. Photo 2 shows sewer access.



7.0 Picture 1



7.0 Picture 2


 7.1 Leaking faucets. Recommend repairs as needed.



7.1 Picture 1



7.1 Picture 2

 7.2 Photo 1 shows a boiler flue that is too short. Recommend extending flue. Photo 2 shows hot water circulator pump with signs of over heating. Recommend complete system test when gas is on by a certified plumbing contractor. Photo 2 shows signs of past leak and organic growth. Recommend remediation of all effected material by a certified mold remediation company.



7.2 Picture 1



7.2 Picture 2



7.2 Picture 3

7.3 Water shut off is near the left side exit by the rest rooms.



7.3 Picture 1

7.5 Gas shut off locations are in the kitchen and in the rear at the meter.



7.5 Picture 1



7.5 Picture 2

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Rest Rooms



Styles & Materials

Ceiling Materials:

Suspended ceiling panels

Wall Material:

Drywall
Wallpaper

Floor Covering(s):

Carpet
Tile


Bath Exhaust Fans:

Fan only

		G	N	F	P	Y	N
8.0	Ceilings		•				
8.1	Walls		•				
8.2	Floors		•				
8.3	Doors (Representative Number)		•				
8.4	Plumbing Supply, Fixtures		•	•			
8.5	Plumbing Drain, Waste and Vent Systems		•				
8.6	Outlets and Wall Switches		•				
8.7	Venting Systems		•	•			
		G	N	F	P	Y	N

G= Good, N= Normal, F= Fair, P= Poor, Y= Yes, N= No

Comments:


 8.4 One urinal and one commode are running all the time. The water was shut off to these units. Recommend repairs as needed by a certified plumbing contractor.

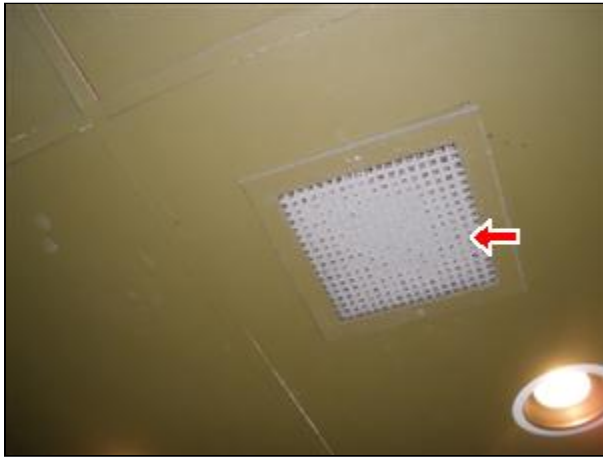


8.4 Picture 1



8.4 Picture 2

 8.7 Exhaust inlet stopped up in the women's restroom. Recommend cleaning.



8.7 Picture 1

9. Electrical System for Building

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground	800 AMPS	Circuit breakers
Copper		
220 volts		
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
Square D	Copper	Conduit

		G	N	F	P	Y	N
9.0	Service Entrance Conductors		•				
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels		•				
9.2	Brand Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage and Voltage		•				
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		•	•			
9.4	Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure		•				
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•		
9.6	Location of Main and Distribution Panels		•				
9.7	Smoke Detectors						•
		G	N	F	P	Y	N

G= Good, N= Normal, F= Fair, P= Poor, Y= Yes, N= No

Comments:

9.1 Complimentary photos.



9.1 Picture 1



9.1 Picture 2



9.1 Picture 3



9.1 Picture 4



9.1 Picture 5



9.1 Picture 6



9.1 Picture 7



9.1 Picture 8



9.1 Picture 9

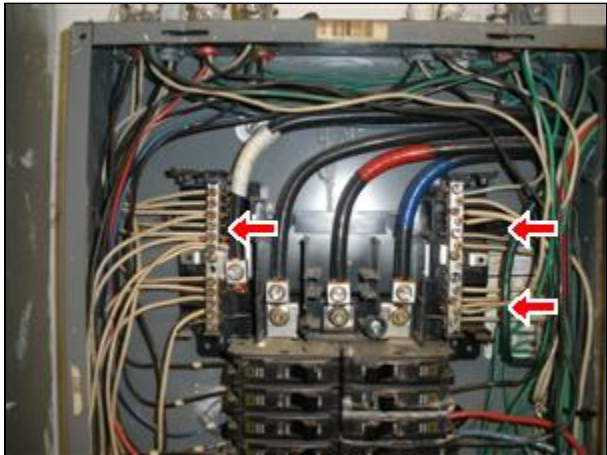


9.1 Picture 10



9.1 Picture 11

9.3 Photos show Multiple neutrals terminated under one screw, all neutrals should terminate individually, unprotected cables ends, open and unsecured junction boxes. Photos 10-11 show a loose sprinkler control box with a disconnected rain sensor. Recommend repairs as needed by a certified electrical contractor.



9.3 Picture 1



9.3 Picture 2



9.3 Picture 3



9.3 Picture 4



9.3 Picture 5



9.3 Picture 6



9.3 Picture 7



9.3 Picture 8



9.3 Picture 9



9.3 Picture 10



9.3 Picture 11

⚡ 9.5 GFCI's in the staff bathrooms do no operate properly. Recommend repair or replacement by a certified electrical contractor.



9.5 Picture 1



9.5 Picture 2

9.6 Panels are located near the office, at the bar side dinning room entrance, and in the right room of the prep area.

⚡ 9.7 Smoke detectors were not tested at the time of the inspection due to unknown inter connection with alarms and fire department. Recommend a complete fire system test prior to start of business.

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Bungalows to Mansions

Professional Inspection Services, LLC

Maintenance Tips

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed in order for you to undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to windows and given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas and replace them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door to the outside. Contact your fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or slipping.
- Review your home inspection report for any items that require immediate improvement or further investigation.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend to them, make a note to you.

Regular Maintenance

On a monthly basis:

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is clear.
- Carefully inspect the condition of shower and tub enclosures. Repair or replace deteriorated grout and caulk around the showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.

- Secure loose toilets, or repair flush mechanisms that become troublesome.
- Test all smoke detectors.
- Test the operation of the sump pump.

Every spring and fall:

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for cracks in panes and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

On an annual basis:

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that switches and outlets that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the water is not pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected and treated as recommended in some cases.

Preventive Maintenance Is The Best Approach

Preventative maintenance is the best way to keep your house in great shape. It also reduces the cost of repairs and helps in selling your house at fair market value, when the time comes.

Visual Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT WITH LIMITATIONS, EXCLUSIONS, AND AN ARBITRATION CLAUSE. REVIEW IT CAREFULLY BEFORE SIGNING, AND IF DESIRED, HAVE IT REVIEWED BY YOUR ATTORNEY.

INSPECTION: Client hereby retains Company to perform, and Company agrees to perform, a general home inspection. **A general home inspection is a noninvasive, visual examination of the readily accessible** built-in appliances, mechanical, electrical, plumbing, heating, ventilation, and air conditioning systems, and the essential internal and external structural components of the residential dwelling under the current (as of the date of the inspection) standards and scope for residential home inspections established by the Florida Regulations for Home Inspectors. The Company is not required to move soil or vegetation, personal property, debris, furniture, equipment, carpeting or other floor and wall coverings, or other materials/objects which may impede access or limit visibility. No invasive or destructive testing will be performed. The inspection is only intended to identify major defects present and visible to the Company at the time of the inspection and which, in the Company's opinion, affect the use of the property for its standard purpose. To qualify as "major," a defect must require an immediate expenditure in excess of \$1,000 to prevent further deterioration of the property. While the work performed by the Company shall be governed by both Florida Regulations and the terms of this agreement, in the event that there is any inconsistency between the applicable Florida Regulations and this agreement, then the terms of this agreement shall control. The Company and its inspector(s) are not experts in every craft and profession, and the inspection is not technically exhaustive. The fee charged by Company is substantially less than would be charged for a technically exhaustive inspection of the property by all of the respective experts (i.e., electricians, plumbers, engineers, etc.), and client specifically declines such inspection. The inspection may also include additional services beyond those included in a general home inspection, and to the extent such additional services are also being provided, they are specifically referenced in this agreement. No services other than those specifically referenced in this agreement and accepted by Client shall be provided by Company, and if Client desires any services beyond those provided by Company, Client should seek such from a qualified provider of such.

WOOD DESTROYING INSECTS: In addition to the general home inspection, the Company **WILL NOT** also inspect for wood destroying insects to identify the presence or absence of wood-boring insects such as termites, carpenter ants, powder post beetles, or carpenter beetles. If such is included, the wood destroying insect infestation inspection report (which controls over this agreement) will attempt to identify any visually apparent major structural damage caused by such insects. The wood destroying insect inspection will not include an examination to identify the presence or absence of rodents or other vermin or insects not expressly included above.

RADON: In addition to the general home inspection, the Company **will** also inspect for the presence of radon gas using a generally accepted method in the industry, if such service is requested.

REPORT AND FINDINGS: Company will provide a written inspection report as the sole, final, and exclusive findings of the Company. **If an item, issue, and/or subject is not specifically identified in the report, it shall be considered beyond the scope of the inspection and the services provided by Company and Company shall have no liability whatsoever with respect to such item, issue, and/or subject. Client shall not rely on any oral statements by the Company prior to, at the time of, and/or after the inspection and/or the report. Client further acknowledges that the Company has the right to modify or amend the report for 48 hours after the report has been delivered to Client.** If Client has any questions and/or comments regarding the report and/or does not understand anything about the report or its contents, Client shall immediately inform Company of such.

ENVIRONMENTAL EXCLUSIONS: Client understands, acknowledges, and agrees that the general home inspection does not include any services relating to the detection of, inspection for, and/or anything regarding the possible presence of or harm from asbestos, lead and/or lead paint, abnormal soils, bedrock conditions, underground storage tanks, any form or variety of mold, fungus, and/or mildew, viruses, bacteria, germs, and/or any other infectious item or agent, urea formaldehyde, dry rot, carbon monoxide, PCBs and/or other toxins, electromagnetic fields, proximity to toxic waste sites, toxic or flammable chemicals, water or airborne conditions, illnesses, and/or diseases, water quality, air quality, allergenic substances, and/or other similar substances and/or pollutants.

WEATHER CONDITIONS: The weather conditions existing on the day of the inspection will vary the scope of the work to be performed by the Company. For example, it may not be safe or possible to check air conditioners in cold weather and furnaces/heaters in warm weather. Further, weather conditions such as rain, snow, and/or ice may, for safety and/or other reasons, prevent the Company from performing an inspection of certain areas of the house. The Company will not return to check the property during alternate weather without an additional charge.

REFERRALS: While Company is not required to provide any recommendations, referrals, and/or suggestions with respect to services provided or potentially provided by additional inspectors, contractors, engineers, and/or other third parties, if Company does so, such is strictly as a courtesy and Client agrees to hold Company harmless for the actions, errors, omissions, and/or any and all other conduct/ misconduct of such inspectors, contractors, engineers, and/or other third parties. Client shall remain responsible for his/her selection, investigation, hiring, and retention of such inspectors, contractors, engineers, and/or third parties. For any and all items identified in the report, Client agrees to seek a professional opinion from an electrician, plumber, engineer, or other appropriate specialist whose training and experience allows the rendering of an opinion regarding the subject matter of such defect(s).

AFFILIATION DISCLOSURE STATEMENT: Your inspector may have an affiliation with a 3rd party service provider("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact info (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers."

This AGREEMENT IS SUBJECT TO BINDING AGREEMENT * THIS IS A LIMITED VISUAL INSPECTION*** PLEASE READ CAREFULLY**

INSPECTION AGREEMENT CONDITIONS

GENERAL EXCLUSIONS: Regardless of whether they are accessible or not, the following are not included within the scope of this inspection: underground utilities, window seals, playground equipment, pools and hot tubs, intercom systems, low voltage systems, wells and springs, tennis courts, detached buildings, cesspools, solar heating systems, security systems, drain fields, abnormal soils, bedrock conditions, personal property, central vacuum systems, automatic gates, elevators or lifts, radio controlled devices, cosmetic items, water softeners, timing systems, sprinkler systems, trash compactors, wall coverings, carpeting, flooring, paneling, drain fields, septic tanks, smoke alarms w/out test buttons, sewer lines, lawn and landscaping, instant water heating devices, water purification systems, furnace heat exchanger, radiant heating systems, free standing appliances, soils or geotechnical tests, telephone and TV cables or antenna systems, fire pits, barbeques or grills, pressure tests on air conditioning systems, insulation type and depth, gas shut off valves and leaks, and any unique or technically complex components. Thermostats and timers are not checked for accuracy or calibration. Garbage disposals are checked for operation only. Only the dishwasher's door seal and the ability to fill and drain properly are checked. No references or comparisons to manufacturers specifications are addressed by the inspection. Heating and air conditioning and other home systems are not checked for energy efficiency. No area which the inspector reasonably believes poses a threat to his safety will be inspected, including but not limited to steep, slippery, or brittle roofs, attics with insulation that prevent safe footing and any electrical or mechanical equipment shutoff or disconnected or which appear potentially hazardous. The inspection will not identify intermittent occurrences, the inner-workings of mechanical devices, the integrity of underground or concealed piping, small cracks or breaks in chimney flue liners, leakage or seepage occurring intermittently or under unusual weather conditions, the presence of pests or chemicals except where otherwise indicated, adequate performance of mechanical systems during extreme weather conditions, etc. No inspection is made with respect to traffic density, noise, odor, building value appraisal, zoning, title, easements, and governmental regulations. Additionally, no engineering, or architectural or other such licensed work will be performed, including geological or structural hazard site or engineering analysis or flood conditions. The inspection does not include opinions relating to installation of any component or system, system or component life expectancy or the adequacy or efficiency of any component. We do not light pilots or activate any major system that is shut down at the time of inspection.

LEGAL FEES/OTHER EXPENSES: Client agrees to pay all of Company's costs, attorney fees, and expenses incurred in collecting any unpaid inspection fees or bank fees relating to returned check (minimum \$50 charge) and/or denied credit card charges caused by Client. Additionally, if either party brings any claim or proceeding against the other (other than for unpaid inspection fees or bank fees caused by Client) for any error, omission, or other action arising out of this agreement or the work performed hereunder, and the party bringing such claim or proceeding does not prevail, then the party bringing such claim or proceeding shall pay to the other party all reasonable attorney fees, expenses, and costs (including arbitrator fees) incurred in defending such claim or proceeding.

LIMITATION OF LIABILITY: Client agrees that Company's liability for the negligent performance or non-performance of any duty, the breach of this agreement, and/or for any other reason shall be limited to the return of the fee paid by Client to Company. Client acknowledges that this limitation of liability is a material term to this agreement and to the determination of the amount of the fee paid by Client.

THIRD PARTY LIABILITY: The report provided by the Company is being prepared solely for the Client and the Client's own information, and it may not be used or relied upon by any other person for any other purpose. The Client agrees to maintain the confidentiality of the report and to reasonably protect the report from distribution to any other person. If the Client directly or indirectly causes the report to be distributed to any other person, the Client agrees to indemnify, defend, and hold Company harmless if any third party brings a claim against the Company relating to the inspection or the report. A copy of the report will be provided to Client's realtor sole in the realtor's capacity as agent for Client under all terms and conditions of this agreement and not as a third party beneficiary, intended or otherwise, of the report or this agreement.

EXCLUSIVE USE: Client acknowledges that Company retains the rights of possession and ownership in the report, its contents, and all related notes and intellectual property including the report format. If Client elects not to purchase the property, Company may use in any way it sees fit the report and information contained therein. The report and its findings may not be copied or otherwise reproduced without the Company's prior written consent.

ENTIRE AGREEMENT: This agreement represents the entire agreement between the parties regarding the subject matter of this agreement. There are no other written or oral representations, warranties, or commitments other than those specifically set forth in this agreement. Any change, modification, or amendment must be in writing and signed by both parties. This agreement and all of its terms and conditions shall be binding on and shall inure to the benefit of the parties and their respective heirs, successors, assigns, employees, officers, directors, and agents.

SEVERABILITY: The invalidity or unenforceability of any provision in this agreement shall not affect or impair the validity or enforceability of any other provision. The remainder of the agreement shall remain in full force and effect.

RIGHT OF ENTRY: Client warrants that he/she either personally or by an agent has made all necessary arrangements with the seller, the property owner, and/or the occupants of the property, as applicable, for the Company to enter and inspect the property as described herein.

NO WARRANTY: Client understands that the inspection and the report do not constitute in any way a guarantee, a warranty of merchantability or fitness for a particular purpose, any express or implied warranty, and/or an insurance policy regarding any disclosed or non-disclosed items, condition, continued operation of any item or system, and/or defects with respect to the property, and any and all such implied and express warranties and guarantees are hereby disclaimed. Nor is the inspection and/or the report a substitute for any disclosure(s) which may be required from anyone by law. **NOTICE:** If Client has any complaint about the Company's services, or the Report, or if you believe the Company has

done anything wrong by negligently performing or not performing any duty, breaching this agreement, or otherwise, Client agrees to immediately notify Company in writing of such. Client will also immediately notify Company in writing upon discovery of any problem, defect, error, omission, and/or breach by Company. Finally, Client will notify Company in writing before altering or repairing in any way whatsoever any item, problem, defect, and/or situation and allow Company a reasonable opportunity to investigate, inspect, and attempt to resolve the item, problem, defect, and/or situation. The failure of Client to conform with these notice provisions shall constitute a material breach by Client of this agreement.

PRE-SETTLEMENT/CLOSING: Client acknowledges that this agreement and any services provided by Company are no substitute for a pre-settlement inspection/walk through by Client. Client agrees to perform a reasonable and diligent pre-settlement/closing inspection and walk through of the property within 24 hours prior to settlement/closing, because damages, failures, symptoms, clues, etc. may appear after the Company performs the inspection but before settlement/closing on the property. Client waives any right to assert any claim against the Company relating to this agreement or the services provided by the Company if, prior to settlement/closing, the Client has not performed such inspection/walk through and/or the Client has not followed through on or obeyed any recommendation, suggestion, and/or advice from the Company.

INITIATION OF PROCEEDINGS: Notwithstanding anything to the contrary, any claim directly or indirectly arising out of this agreement, the report, and/or any services provided/supposed to be provided by the Company shall be brought within 120 days of the date of the inspection. For purposes of this paragraph, "shall be brought" shall mean the filing of an arbitration proceeding against the Company that is proper in form, substance, and all other manners. The filing of a lawsuit in any court shall not qualify as bringing a claim within the application limitation period. If arbitration proceedings are not properly initiated within 120 days of the inspection, Client shall be forever barred and precluded from bringing any claim against the Company in any forum for any reason, regardless of when such accrued and/or when Client first became aware of it, even if such accrual and/or knowledge does not occur until after the expiration of the 120 day period. Client acknowledges that this limitation period is a material term to this agreement and to the determination of the amount of the fee paid by Client. Client shall indemnify, defend, and hold the Company harmless, including by paying the Company's attorney fees and other expenses, from any claim or proceeding that is brought in violation of this paragraph.

ARBITRATION: Any controversy, claim, and/or dispute of any kind, type, and manner arising out of and/or directly or indirectly related to this agreement, its interpretation, or the work performed/supposed to be performed by Company hereunder, and/or the inspection report (whether sounding in contract, negligence, fraud or other tort, statute, or otherwise) shall be settled by final and binding arbitration under the rules and procedures of the expedited arbitration of home inspection disputes of Construction Arbitration Services, Inc. The arbitration decision shall be binding on all parties, and judgment upon any award rendered by such arbitrator(s) may be entered in any court having competent jurisdiction. Client understands and agrees that in any such arbitration, the terms, conditions, and limitations of this agreement shall apply.

CLIENT PARTICIPATION: Client is encouraged to participate in and be present for the inspection but Client does so at her/her own risk. The Company shall have no liability for personal injury, property damage, or any other damages resulting from the Client participating in and/or being present for the inspection. If Client is not present at the inspection and/or does not otherwise sign this agreement prior to the inspection, then Client acknowledges and agrees that his/her acceptance of the inspection report shall also constitute acceptance of this agreement and all of its terms and conditions to the same

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