



Commercial Building Inspection Report

Property Address:
sample

PICTURE OF COMMERCIAL
BUILDING GOES HERE

US Building Inspectors, Inc.

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| | | |
|------------------|------------------|----------------------------------|
| Date: | Time: | Report ID: SAMPLE |
| Property: | Customer: | Real Estate Professional: |

This inspection was performed for the buyer who's intention it is to purchase this building space and was inspected according to standards and practices in the State of Florida that correlate to a residential or commercial building inspection. The comments made in this report are based on the condition of the building at time of inspection, or you can hire a pest control company to perform a wood-destroying organism inspection on any wood materials in the structure. There is no warranty from the inspection company.

For a fee, US Building Inspectors can perform other inspections (i.e. mold, collect air samples or tape lifts to determine if there is a mold contamination, or perform water quality tests), or you can hire a specialist, such as a structural engineer, plumber, electrician, or air conditioning and heating licensed trade professional to further evaluate the building you may elect to purchase.

Different inspectors can find different things on the same building, depending on what area of specialization they have. Our inspection company is not responsible for any discoveries found or not found in the building. It is up to you, the Buyer/Purchaser to further investigate, have evaluated by a trade professional, or acquire an estimate for repair or replacement of the area affected.

As this inspection report ages, the condition of this building and its components can and will change. Again, this report is for the time and day of the inspection only. It is not too late to hire a specific tradesman to further look into the building for a specific cause or reason. Call our office immediately at 561-784-8811 should you need to be directed to a specific licensed tradesman or other professional.

NOTE: There are several items on a checklist that you, the Buyer, may wish to look into because of the age of this building.

a) Radon b) Lead c) Asbestos

The State of Florida does not allow inspectors to test or inspect for radon, lead, or asbestos.

There are environmental companies that can be hired to find out who does these tests, and approximately how much the cost is, and what the turnaround time is.

We cannot "advise" you if you even need to have any of these tests done.

Radon: It is typical for radon to be found in the Central and North parts of Florida, however, the water tables are so high in South Florida that there are "pockets" of radon in the ground. We cannot advise if you need to test for radon

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or not, and neither can your realtor, because if we advise you against it and tell you it's not necessary, and this building has elevated levels, this is a liable position to be in.

Lead: is considered to be a harmful environmental pollutant. Most buildings built before 1960 contain heavily leaded paint. Some buildings built as recently as 1978 may also contain lead paint. If you wish to have the building you intend to purchase be tested for lead, you can call an environmental testing company whom specializes in this.

Asbestos: A fiber cannot be identified or ruled out as asbestos, either using the naked eye or by simply looking at a fiber under a regular microscope. Asbestos exposure becomes an issue if asbestos containing materials become airborne, such as due to deterioration or damage. Building occupants may be exposed to asbestos, but those most at risk are persons who purposely disturb materials, such as maintenance or construction workers. In 1989, the EPA issued the Asbestos Ban and Phase Out Rule, which was subsequently overturned for some products to continue to be manufactured. This ruling leaves many consumer products that can still legally contain trace amounts of asbestos. For a clarification of products which legally contain asbestos, read the EPA's clarification statement.

Client Is Present:

Yes

Age Of Structure:

Over 50 Years - you may wish to have house tested for lead or asbestos - we do not do this

Mold Screen:

Not Requested

Weather:

Cloudy

Temperature:

Over 75

Rain in last 3 days:

Possibly but uncertain at this time

Termite Inspection:

Not Requested

Windstorm Mitigation:

Not requested

4-Point Insurance Inspection:

Not Requested

1. ORIENTATION

This inspection was performed for the buyer who's intention it is to purchase this building, and was inspected according to standards and practices of The State of Florida as it pertains to inspectors and NACHI (the National Association of Certified Home Inspectors). The comments made in this report are based on the condition of the building at time of inspection. There is no warranty from the inspection company. For a fee, US Building Inspectors can perform or request other companies licensed and insured to perform optional inspections (i.e. termite, mold, collect air samples or tape lifts to determine if there is a mold contamination, or perform water quality tests), or you can hire a specialist, such as a structural engineer, plumber, electrician, or air conditioning and heating licensed trade professional to further evaluate the building you may elect to purchase.

Different inspectors can find different things on the same building, depending on what area of specialization they have. Our inspection company is not responsible for any discoveries found or not found in the building.

It is up to you, the Buyer/Purchaser to further investigate, have evaluated by a trade professional, or acquire an estimate for repair or replacement of the area affected. If you wish to have a licensed roofing contractor, a licensed HVAC (air conditioning), and/or a licensed plumber further evaluate this building in any way, please feel free to do so while still in your due diligence period, or after closing, depending on what you wish to do.

Inspectors are considered generalists, and State of Florida licensed trade professionals whom are not only licensed, but insured, are considered experts.

As this inspection report ages, the condition of this building and its components can and will change.

If the owner of this property has repairs made, or a person go to the building to make changes, I am not responsible for any items in the building after I leave it.

Again, this report is for the time and day of the inspection only. It is not too late to hire a specific tradesman to further look into the building for a specific cause or reason. Call our office immediately at 561-784-8811 should you need to be directed to a specific licensed tradesman or other professional.

Any areas of the building that may have been affected by wood-destroying organisms, i.e. termites, wood-decaying fungi, and others, the damage or evidence is not expected to be visibly seen by an inspector, as this is not part of the inspection.

Once a building has been affected/damaged by wood-destroying organisms, the wood may appear to be fine, however, when sticking a solid object into the wood, it may go through it, and this area needs to be either removed and replaced, or treated, and possibly even need to be re-braced, or strengthened by a licensed trade professional. A pest control company with a license in wood-

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destroying organisms can advise you where these areas are, if visible at the time of their wood-destroying organism inspection, if you ordered this inspection. If WDO's are present behind drywall/sheetrock, or other hidden areas, they may not have access to these areas.

Inspectors must leave the structure/building in exactly the same condition in which we found it, therefore, you must depend on a licensed pest control company to find these areas, or find them yourself, or have a licensed and insured trade professional find these areas. We, as your inspectors, did not "miss" something. We are not permitted to perform this inspection, or poke wood with a solid object. You should have this inspection performed while you are still in your due diligence period by a licensed pest control company.

If the present homeowner already had the building, structure, home treated for WDO's, then you should investigate further to ensure any affected areas (and these areas may need to have materials blocking the damage removed to uncover these areas), and then you or the Seller, should remove and replace or brace or strengthen these affected areas. You, or your contractor, may not discover these areas until after you purchase the building. Again, this was not "missed" by your inspector. We are not licensed to perform this inspection.

| | | O | FLT | HZD | MNT | OBV | COR | Styles & Materials |
|---|-----------------------|---|-----|-----|-----|-----|-----|---|
| | | K | | | | | | BUILDING TYPE: |
| 1.0 | DIRECTIONAL REFERENCE | • | | | | | | 1 Level Commercial |
| O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected | | O | FLT | HZD | MNT | OBV | COR | DWELLING TYPE: |
| | | K | | | | | | Office Condo/Storefront/ Commercial Building |

Comments:

1.0

For purpose of this inspection the main entrance of this building is facing EAST.

Please read all parts of this inspection report, not just the sections that appear in the General Summary.

There are very important items mentioned in the home inspection report that you may not have printed out.

2. PUBLIC UTILITIES / SERVICES

NOTE:

GAS: IF this building has gas service, USBI does not inspect the gas service supply piping or pressure valves. We do test all gas appliances connected to the building but cannot tell if there are any leaks within the building at the time of inspection. For a more in depth testing of the gas pipes, both above ground and under ground, we recommend the hiring of a gas service company. They may need several days notice to make an appointment.

SEWER: If this building is on public sewer, it is up to you to investigate if the building is on sewer or septic, first of all. An inspector is not privy to such information. An inspection flushes toilets, runs sinks, to see if they drain properly from their normal operating controls. If you wish to have a licensed plumber or the city or municipality check the sewer lines, you can call them and arrange this. Cameras can be used by a licensed plumbing company for a more invasive evaluation, not by an inspector. Pressure testing can only be done by a plumber.

WATER: Check with State of Florida licensed plumbing contractor for plumbing to be checked, maintained, or cleaned out. USBI does not check plumbing beyond the fixture itself, however, we do perform a limited plumbing inspection to ensure the sinks are draining properly, and they were, at the time of inspection, as well as the toilets being flushed and not backing up through the drain lines. Inspectors cannot see what type of plumbing is behind the cabinetry, sinks, toilets. We can only see what is stubbed out at the plumbing distribution lines coming out of the wall. Sometimes the plumbing distribution lines are different behind the walls than what is seen coming out of the wall. This is up to a plumber to find out. You can call a plumber to find this out for you.

WELL WATER: If the property was fed via a well system at one time, you should have the lines inspected for any deficiencies by a licensed plumber. There may be issues with the pipes that goes beyond the scope of an inspection. Therefore, this is **NOT INCLUDED** in an inspection. US Building Inspectors can take water samples and have an environmental lab analyze the water for various elements and potability.

| | | O K | FLT | HZD | MNT | OBV | COR |
|-----|-------------------------|--------|-----|-----|-----|-----|-----|
| 2.0 | PUBLIC ELECTRIC SERVICE | • | | | | | |
| 2.1 | PUBLIC WATER SERVICE | • | | | | | |
| 2.2 | PUBLIC SEWER SERVICE | • | | | | | |

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O
K FLT HZD MNT OBV COR

Styles & Materials
ELECTRIC SERVICE
TYPE:
 Service Voltage = 240
 Service Amperage = 200
 Service Conductor Type = Aluminum
 Service EntranceType = Overhead

Comments:

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2.0

Electric Service / Utility is on at the time of inspection.

It had a main service disconnect breaker in separate panel next to the Florida Power & Light main service panel. 200 amp breaker. Siemens panel.

If standing in front of building, facing the building, the FP&L main service panel is on the rear side of the building.

2.1

Water Service / Utility is on at the time of inspection.

Water service main shut off valve is the lever operator located at the West exterior wall.

Check with State of Florida licensed plumbing contractor for plumbing to be checked, maintained, or cleaned out. USBI does not check plumbing beyond the fixture itself, however, we do perform a limited plumbing inspection to ensure the shower, tub, sinks are draining properly, and they were, at the time of inspection, as well as the toilets being flushed and not backing up through the drain lines.

(If you are standing at the front of the building, facing the building, the main is on the rear side of the building.) This will shut off the water supply to the building.

2.2

If this property is on public sewer system, check with local municipality for sewer lines to be more invasively inspected, maintained, or cleaned out. USBI does not check sewer lines, however, we do perform plumbing inspection to ensure the lines are draining properly, and it was, at the time of inspection, as well as the toilet waste line draining properly. This is up to you to research before you purchase, or elect to move forward with the purchase of this building.

Sewer scope inspection: Due to the fact that it's not visible, I recommend a sewer scope inspection. This separate inspection is performed by a licensed plumbing company and will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions may be revealed.

3. SHELL CONSTRUCTION

IMPORTANT NOTE:

If the building has hairline cracks in exterior stucco covering are common and are not necessarily considered a structural fault. Recommend sealing and painting of cracks if present. Excessive cracking or areas of concern will be noted in this report if present. If you are concerned if any stress cracks or settlement cracks noted in this report being structural faults or not, you may have a State of Florida licensed structural engineer provide you with their professional opinion.

If the home or building is a wood frame structure, or if ANY part of the concrete block structure also has wood frame structure, it should be known that a home inspector, or licensed structural engineer is not allowed to remove the exterior covering of this home, unless the Seller provides written consent that it is okay to do so. Therefore, the inspection consists of what is visible and able to be inspected. If there is something "suspect" or "suspicious", it will be noted in this report.

| | | O K | FLT | HZD | MNT | OBV | COR | Styles & Materials SHELL CONSTRUCTION |
|-----|----------------------------|--------|-----|-----|-----|-----|-----|--|
| 3.0 | FOUNDATION | | | | • | • | | TYPE: Foundation = Monolithic Poured Concrete Wall Structure = CBS Masonry Wall Structure = Precast/Reinforced Concrete MAIN ENTRY DOOR: Type = Double Door Options = Window In Door SECONDARY ENTRY DOOR/S: Type = Single Door Options = Window in Door |
| 3.1 | SHELL WALL STRUCTURE | • | | | | | | |
| 3.2 | SHELL WALL COVERING / TRIM | | | | • | • | | |
| 3.3 | EXTERIOR ENTRY DOORS | • | | | | | | |
| 3.4 | COLUMNS / SUPPORT POSTS | | | | • | • | | |
| 3.5 | GARAGE | | | | • | | | |
| | | O K | FLT | HZD | MNT | OBV | COR | |

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

Comments:

3.0

Monolithic poured concrete foundation.

Damaged concrete at exterior walls on all sides of the building, which could result to leaks to the foundation which could eventually cause a mold issue, which could be especially problematic for someone whom is allergic or hypersensitive to mold. Recommend further evaluation by a licensed and insured general contractor whom specializes in foundation and structure, and/or a licensed and insured structural engineer. This should be done while still in your due diligence period.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.1

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The walls of this building are Pre-cast Concrete.

You should get to know your building and be able to inspect certain parts of it yourself to know what is "normal" or "typical", and what may be of concern if you notice things that weren't there before. For example, get to know the imperfections on the exterior walls, and the interiors so you can inspect it or evaluate it yourself. Knowledge is power, and once you know that something is present that wasn't there in the past, you can call a State of Florida licensed trade professional to further evaluate it and provide you with their professional opinion.

This inspection report is made available to you to share the facts of what the condition of the building was at the time of inspection only. It will allow or enable you to make an informed decision as to moving forward with the purchase.

US Building Inspectors is not only available to you at the time of the home inspection, but after receiving the report, you can call, email, or text us with any questions you may have, so we can help you clarify any issues, concerns, or questions.

Since you did NOT order a Wood-Destroying Organism Report, then you will not see an attachment for this. Every building in Florida should have a wood-destroying organism inspection before purchase. Even if the building is made of concrete block. This building could have wood-destroying organisms present. It is beneficial to have the inspection done while you are still in your inspection period.

3.2 (1)

Cracking observed to the walls around the structure. Recommend further evaluation by a licensed contractor for proper re-sealing of these areas, to prevent water intrusion and damage.

Peeling and balding pebble finish observed to the base of the walls and along the street. Recommend further evaluation by a licensed contractor for repairs.

Further cracking was observed around the garage door at the interior and exterior. Recommend further evaluation by a licensed contractor for repairs.



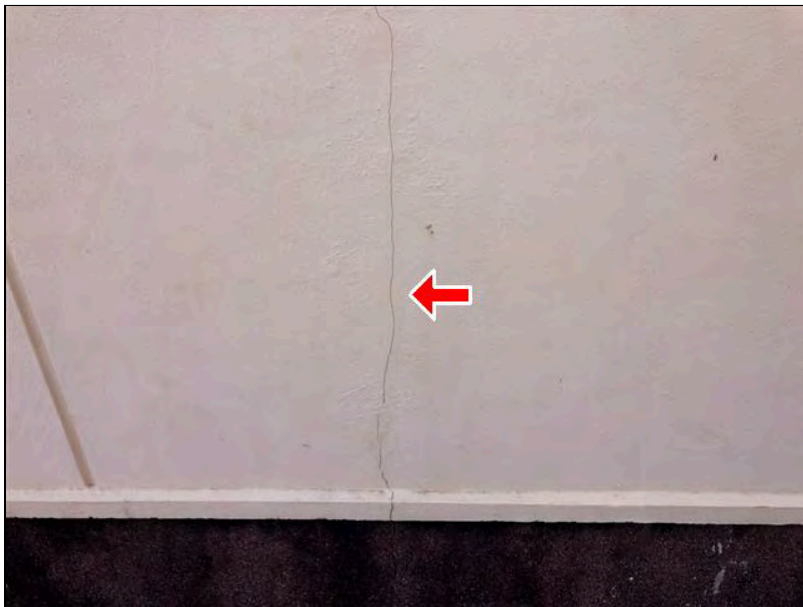
3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)



3.2 Item 4(Picture)



3.2 Item 5(Picture)



3.2 Item 6(Picture)



3.2 Item 7(Picture)

(2)

Not all areas of the shell wall exterior that has cracks and/or other small deficiencies are evidenced by photos. Photos are taken and included in this report at the sole discretion of the inspector - once a fault or deficiency has been noted in this report, further inspection can be requested by a licensed trade professional. Photos are a courtesy only.

3.3

Recommend changing any and all locks on the building at all entry/egress points.

Change door locks on all of the entry doors including keyless entry at the garage door if there is one present.

3.4

Cracking and deflection observed to the front left columns. This area may need to be chipped out and repair, by a licensed contractor, to prevent further cracking and damage.



3.4 Item 1(Picture)

3.5

Separation and water damage was observed around the garage door to the trim. Recommend removal and replacement of all damaged materials.



3.5 Item 1(Picture)

PLEASE READ THIS ALSO:

When you allow vegetation to touch the windows, the rainwater or sprinklers can enter the walls or door frames (eventually) from tiny crack or very small opening, and therefore, any vegetation/landscaping/tree branches should be cut away from the roof, exterior walls, doors, and windows of the building by at least 2 feet or more.

Fixed pane glass windows (windows that don't open and close) generally need to be re-sealed as the window seal deteriorates from the hot Florida sun over time. Most property owners do not do this. The water from rain can enter the windows and can collect moisture in the walls from little cracks in the seal or small holes in areas where the window seal becomes worn or deteriorated.

A well sealed building is a healthy building.

4. ROOF

IMPORTANT NOTE:

Inspection of roofing system is performed from the exterior as well as the interior of the roofing structure. USBI will walk the roof to inspect it.

A more invasive inspection of the roof may be performed by a licensed roofing contractor. If you would like to have a roofing contractor inspect your roof, you should call one.

USBI, nor roofing contractors, perform "water tests" to determine if the roof is leaking. It can take 3 hours of a hard, pounding rain to properly check for roof leaks.

All roof penetrations are inspected and will be reported on in this section.

Once USBI has commented on the roof condition, it is up to you to consult with a State of Florida licensed and insured roofing contractor for an estimate of repair or replacement roofing components.

Do not pressure clean this roof any more than is necessary. There are algae removers that can be applied that can simply be hosed down with regular water pressure after applied, and left on for a little while. Follow directions on product which can be found at your local home improvement store.

| | | O K | FLT | HZD | MNT | OBV | COR | Styles & Materials | |
|-----|------------------------------------|--------|-----|-----|-----|-----|-----|--|---|
| 4.0 | ROOF COVERING | | | | • | • | | PITCHED ROOF | |
| 4.1 | ROOF DECK | | | | • | • | | STRUCTURE: Edge Flashing = Metal Covering = Modified Bitumen | |
| 4.2 | DRIP EDGE | • | | | | | | ROOF INSPECTION | |
| 4.3 | PLUMBING / VENTILATION PENETRATION | • | | | | | | METHOD: Inspector present on roof. | |
| | | O K | FLT | HZD | MNT | OBV | COR | ROOF-TYPE: Flat PITCHED ROOF | |
| | | | | | | | | | COVERING AGE: Age = 15-17 Years Budget For Future Replacement |

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

Comments:

4.0

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Roof covering age appears to be 16 years. Age of roof was determined after viewing permit information from the city or municipality.

Modified bitumen roof, with balding, bubbling and poorly done patches observed. Roof is in poor to fair condition for its age. Budget for eventual replacement. The roof may have 1-2 year life expectancy, more or less, depending on variables, beyond our control to give a guesstimate of time remaining. Lightening strikes, storm damage, can change this prediction in an instant.

Do not pressure clean this roof any more than is necessary. The granules on the shingle tabs are there for a reason to prolong the life expectancy of the roof. Everytime you pressure clean a roof, you are taking off more and more granules. There are algae removers that can be applied that can simply be hosed down with regular water pressure after applied, and left on for a little while. Follow directions on product which can be found at your local home improvement store.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

4.1

Loose roof decking observed along the left side of the building halfway towards the center.

Not all roof areas are evidenced by photos - photos are taken and included in this report at the sole discretion of the inspector - once a fault or deficiency has been noted in this report, further inspection can be requested by a licensed trade professional. Photos are a courtesy only.

NOTE: A licensed roofing contractor should inspect the roof once a year and provide you with a documented report in case you one day file a roof claim. If you cannot show proof of annual roof maintenance inspections by a licensed roofer, the insurance company can withhold monies from your claim payout due to improper maintenance of roof.



4.1 Item 1(Picture)

4.3

1 plumbing exhaust vent stack present and was properly sealed. This should be checked once a year to ensure all roof penetrations are sealed.

PLEASE READ THIS ALSO:

A licensed roofing contractor should inspect the roof once-a-year and provide you with a documented report in case you one day file a roof claim. If you cannot show proof of annual roof maintenance inspections by a licensed roofer, the insurance company can withhold monies from your claim payout due to improper maintenance of roof.

Have any and all warranties placed in your name (buyer's name) not just the seller's name prior to closing.

If any repair work is performed on any part of the building prior to closing, have repair work warrantied in your name, not just the seller's name. This is not just for the roof, but any repair work that is performed prior to closing, on any part of the building, or any systems of the building.

5. GROUNDS

| | | O K | FLT | HZD | MNT | OBV | COR |
|-----|---|--------|-----|-----|-----|-----|-----|
| 5.0 | GRADE / CLOSE (Within 10 feet of the Building) | • | | | | | |
| 5.1 | GRADE / FAR (10 Feet and more from the Building) | • | | | | | |
| 5.2 | WALKWAY, DRIVEWAY, PARKING LOT | • | | | | | |
| 5.3 | FENCING | | | | • | • | |
| 5.4 | VEGETATION (BUSHES/TREES/SHRUBS) | | | | • | • | |

Styles & Materials
WALKWAY:
 Type = Poured Concrete
PARKING LOT:
 Type = Asphalt

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

5.3

Fencing does not go all the way around. Neighboring fencing appears to close off where your fencing ends. We do not test the integrity of the fencing, nor do we survey the yard to find out where the property line(s) are for your property. If you wish to find out where your yard or fencing begins or ends, you must rely on a licensed land survey company. You may test the fencing to see how it was installed and if it is installed properly for your needs. This is not a part of a building inspection. AGAIN, we do not claim to know which fencing belongs to you and which fencing belongs to your neighboring property owner.

Rotted fencing observed along the left and rear side of the building.



5.3 Item 1(Picture)

5.4

Recommend trimming all vegetation from along the left side of the building.

If vegetation/landscaping/tree branches are overgrown too close to building - bushes, trees, tree branches, shrubs, and overgrown plants need to be cut back 1' to 2' from shell construction of building, or removed altogether.

NOTE: Vegetation growing too close to building allows water/condensation/moisture/rain to enter into the walls through the windows where the seal is worn, old, deteriorated and also can allow weather elements and insects to enter freely into building. From a safety standpoint, overgrown trees and shrubs can allow a perpetrator to hide.

6. BATHROOM

IMPORTANT NOTE:

When bathroom fixtures are inspected by you, the property owner annually, any open grout or deteriorating caulk seals evidenced should be re-sealed with an exterior heavy duty waterproof silicone sealant (can be found at your local home improvement store).

IMPORTANT NOTE:

You may ask: Is there mold behind the bathroom walls and/or toilet areas?

The answer is:

When you may do a remodel or repair, you may find mold.

Even if the building you are buying has been "remodeled". If you remove any walls, or even part of the walls, you could find evidence of past water damage or even mold.

Inspectors are not allowed to cause damage to the building by removing or opening up any areas to inspect the walls behind them. We must abide by State law and limitations of inspections.

Inspectors may not move or remove anything to see under it, behind it, or around it. The bathroom walls would have to be opened up to see the walls behind them. The same goes for any other areas outside of the bathroom, in the building.

| | | O K | FLT | HZD | MNT | OBV | COR |
|-----|--------------------|--------|-----|-----|-----|-----|-----|
| 6.0 | TOILET | | | | • | • | |
| 6.1 | CABINETY / COUNTER | | | | • | • | |
| 6.2 | SINK | | | | • | • | |
| 6.3 | OPTIONAL FIXTURES | | | | • | • | |
| 6.4 | WALLS | | | | • | • | |
| 6.5 | FLOORS | | | | • | • | |

Styles & Materials

BATH FIXTURES:

Pedestal Sink
2 Piece Toilet

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

**O
K** FLT HZD MNT OBV COR

Comments:

6.0

Photos shown as courtesy to purchaser of the toilets in this building.

His bathroom toilet shown is in good condition. Functions properly, is affixed to floor properly, is not leaking.

Hers bathroom toilet shown is in good condition. Functions properly, is affixed to floor properly, is not leaking. Recommend replacement of the polybutylene supply line to the toilet, by a licensed plumber.



6.0 Item 1(Picture)

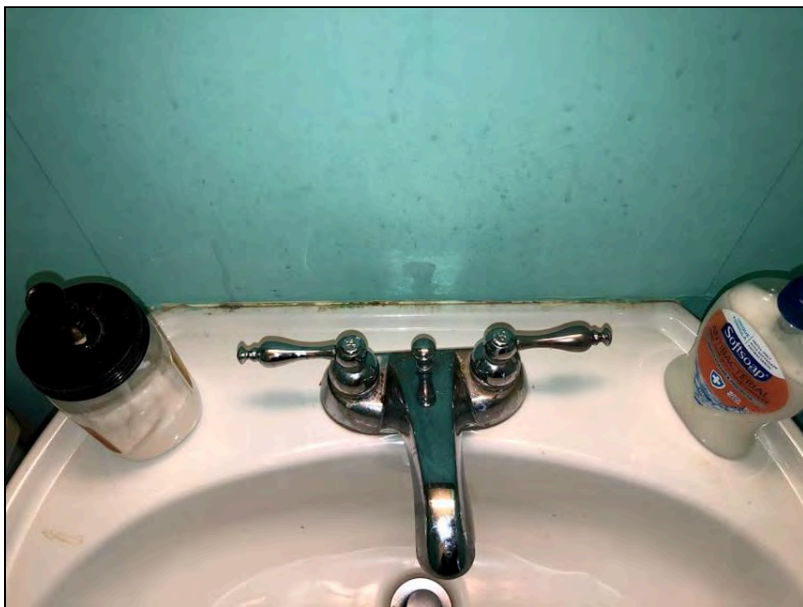
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6.1

Open caulk seal present at the backsplash. Recommend re-caulking where necessary.

His bathroom has a pedestal sink. It is in good condition. Recommend re-sealing the pedestal sink to the wall.

Hers bathroom has a pedestal sink. It is in good condition.



6.1 Item 1(Picture)

6.2

His bathroom sink shown. Hot and cold water working fine. Drain lines working fine. Copper plumbing distribution lines. Braided supply lines. PVC drainline. No leaks present.

Hers bathroom sink shown. Hot and cold water working fine. Drain lines working fine. Copper plumbing distribution lines. Braided supply lines. PVC drainline. No leaks present. Recommend replacement of the corroded shut-off valve at the sink, to prevent water damage and leaks.

6.3

Recommend installation of exhaust fans in the bathrooms. Bathroom fans vent moist air quickly outside, eliminating problems associated with high humidity like mold and fungal growth, steamy mirrors and peeling paint.

6.4

The base of the wall, between the bathrooms is completely rotted away. Recommend further

evaluation by a licensed contractor for removal and replacement of all damaged materials. Remember that once removal has begun, additional damage may be found inside the wall that is not visible at the time of inspection.



6.4 Item 1(Picture)

6.5

Damaged and cracked tiles observed in the hers bathroom at the door and around the toilet.



6.5 Item 1(Picture)

7. ELECTRICAL

IMPORTANT NOTE:

Inspection of electrical system is performed at readily accessible receptacles, switches, fixtures and panels. Invasive inspection of wiring and removal of panel cover should be performed by a licensed electrician.

If you would like to have an electrician inspect the breaker panel(s)/distribution panel(s) on the building you are purchasing, it would be wise to do so while still in your inspection period noted in your contract. This should be done to ensure breakers are not "double tapped" and that there are no hazardous conditions which exist.

Issues discovered by an electrician can allow you to negotiate with the seller, or assist in your decision to purchase the property. Electrical issues found out after you purchase the building could be costly.

| | | O K | FLT | HZD | MNT | OBV | COR | |
|-----|--|--------|-----|-----|-----|-----|-----|--|
| 7.0 | MAIN / DISTRIBUTION PANEL | • | • | • | • | • | | Styles & Materials PANEL CAPACITY: 1 Supply Circuit at: Ampere Capacity = 200 AMP DISTRIBUTION PROTECTION TYPE: Circuit Breaker INTERIOR DISTRIBUTION WIRING (15 / 20 Ampere Circuits): Installation Type = Romex Conductor Materials = Copper Conductor Materials = Aluminum ELEC. PANEL MANUFACTURER: FEDERAL PACIFIC |
| 7.1 | INTERIOR FIXTURES / SYSTEMS | • | • | • | • | • | | |
| 7.2 | GARAGE RECEPTACLES OR FIXTURES | • | • | • | • | • | | |
| 7.3 | EXTERIOR RECEPTACLES AND/OR FIXTURES | • | • | • | • | • | | |
| 7.4 | GFCI (Ground Fault Circuit Interrupters) | • | • | • | • | • | | |

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

Comments:

7.0

Breaker panel is an FPE / Stab Lok brand panel. FPE / Stab Lok panels are no longer manufactured in the U.S. due to flaws in the design and the possibility that circuit breakers may malfunction. Recommend invasive evaluation and request for a quote to replace the FPE panel by a licensed electrician. Most, if not all, insurance companies will not insure a building with an FPE panel. This panel needs to be replaced. Even if the current owner has the building insured does not mean an insurance carrier will insure the building for you when you take ownership of it.



7.0 Item 1(Picture)

7.1 (1)

There are NO GFCI protected receptacles in either of the bathrooms, and there needs to be. This is a potential shock or electrocution hazard. Do not ignore this. A licensed electrician needs to do this.

(2)

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Alarm system, if there is one, is not included in this building inspection. Neither is cabling or telecom. No low voltage wiring or added on features are part of a building inspection. Neither safety signage, sprinkler system, or alarm system.

Inspectors are required by Florida Statute to refer any deficiencies back to a licensed and insured trade professional to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a building inspection, and/or (b) to able to provide you with an estimate for cost of repair or replacement, whichever is needed.

NOTE: Inspection of electrical system is performed at readily accessible receptacles, switches, fixtures and panels. Invasive inspection of wiring and removal of panel cover should be performed by a licensed electrician.

If you would like to have an electrician inspect the breaker panel(s)/distribution panel(s) on the building you are purchasing, it would be wise to do so while still in your inspection period noted in your contract.

This should be done to ensure breakers are not "double tapped" and that there are no hazardous conditions which exist.

Issues discovered by an electrician can allow you to negotiate with the seller or bank, (regardless if this is an "AS IS" contract, or not), or assist in your decision to purchase the property. Electrical issues found out after you purchase the home could be costly.

*** Ceiling fans are not included in a building inspection. A Seller may or may not take ceiling fans and/or remote controls with them. A building inspection tests ceiling fans to make sure the electrical part of it is functional. Ceiling fans, themselves, are not a part of the items of the building, they are considered an optional feature. If they come with the building you are buying, make sure they remain in the building prior to closing (they can easily be packed away with the belongings of the building that are being moved out).**

Note: Inspection of electrical system is performed at a representative number of readily accessible receptacles, switches, fixtures and panels. Invasive inspection of wiring and removal of panel cover should be performed by a licensed and insured electrician.

7.2

Garage receptacles are not GFCI-protected. Protect yourself and your employees, and any trade professionals from being shocked or electrocuted by having GFCI-receptacles installed immediately, prior to taking occupancy, and prior to having anyone work in the building. It could save a life and a lawsuit. Both unnecessary if tragedy were to happen. Do not ignore or put off this recommendation!!

7.3

No GFCI's at the exterior of the structure. They should all be GFCI protected. In doing so, will prevent potential shock, electrocution or death.

Recommend replacement of the damaged weather receptacle covers.



7.3 Item 1(Picture)

7.4

The area(s) in need of GFCI protection in THIS BUILDING are:

a) Exterior receptacles, b) Garage receptacles, and c) receptacles in the Bathrooms. These receptacles are working and have power but are not GFCI protected, and they need to be. Have a licensed electrician do this. In doing so, will prevent potential shock, electrocution or death.

GFCI protection is not present at every single wet receptacle area (noted below which ones are not protected) in wet area receptacles - this is a safety hazard!!!!

GFCI's are needed in every building in what is known as "wet receptacle areas" - these areas are bathrooms, all exterior receptacles, and all receptacles inside the garage.

8. PLUMBING

IMPORTANT NOTE:

Inspection of plumbing system is performed at readily accessible fixtures. A more invasive inspection of water pressure, plumbing lines, and exterior distribution or waste lines should be performed by a licensed plumbing contractor,

If you would like to have a plumber test the water pressure, check the plumbing lines more invasively on the building you are purchasing, it would be wise to do so while still in your inspection period noted in your contract. This should be done to ensure that hundreds or thousands of dollars to repair or replace plumbing lines are not discovered after the inspection period.

A building's plumbing lines, electrical, and heating/air conditioning systems are, for the most part, hidden within the walls, and/or under the floor, or foundation (depending on its age). What you see is not always what you get.

USBI inspects the plumbing at the fixtures, appliances, and exposed plumbing lines, however these items connect to the drain lines, and running these lines requires running the largest amount of water possible to check for blockages. USBI can inspect for leaks and drips; however, a licensed plumbing contractor can check for blockages unbeknown to an inspector.

Deeper inspections of the drain pipes and sewer can then be accomplished with high resolution micro-camera equipment not had by inspectors. This inspection equipment can diagnose plumbing problems inside the drain and sewer through optic cables and TV monitors. The whole operation can be recorded in digital format for later review.

If the building you are purchasing is an older building, you would be wise to consider hiring a licensed plumbing contractor to perform a more invasive inspection.

Issues discovered by a licensed plumbing contractor can allow you to negotiate with the seller or bank, or assist in your decision to purchase the property. Plumbing issues found out after you purchase the building could be costly.

| | | O | FLT | HZD | MNT | OBV | COR | Styles & Materials |
|-----|--------------------------------|---|-----|-----|-----|-----|-----|--|
| | | K | | | | | | INTERIOR WATER |
| 8.0 | INTERIOR DISTRIBUTION SYSTEMS | • | | | | | | DISTRIBUTION TYPE: Distribution = Copper |
| 8.1 | EXTERIOR DISTRIBUTION SYSTEMS | • | | | | | | INTERIOR WASTE / |
| 8.2 | INTERIOR DRAIN / WASTE SYSTEMS | • | | | | | | DRAIN LINES: Drain Materials = PVC |
| | | O | FLT | HZD | MNT | OBV | COR | |
| | | K | | | | | | |

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

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O
K **FLT HZD MNT OBV COR**

| | | | | | | | |
|-----|---|---|--|--|--|--|--|
| 8.3 | FUNCTIONAL FLOW (water pressure and volume) | • | | | | | |
|-----|---|---|--|--|--|--|--|

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K **FLT HZD MNT OBV COR**

Comments:

8.0

Not all plumbing issues are listed here!!

REFER TO SECTIONS (BATHROOMS), (WATER HEATER) CONCERNING ANY PLUMBING ISSUES AT THE SUPPLY FIXTURES.

DO NOT simply rely on this Section for all plumbing issues because this section only refers to Plumbing Distribution, and that is not where all of the plumbing issues are discovered in a building.

NOTE: It is virtually impossible to tell exactly what type of plumbing distribution line is present in every single building, or what type of drainline is present, due to the fact that most of the time they are installed through the slab and we cannot see beyond (underneath or behind) the sinks.

Home inspectors are required by Florida Statute to refer any deficiencies back to a licensed and insured trade professional to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to able to provide you with an estimate for cost of repair or replacement, whichever is needed.

8.1

Hose bibs (exterior spigots were tested where accessible).

A sprinkler system inspection was not ordered by you, the Buyer. If there is an irrigation (sprinkler) system present at this building, you may want to run/test this system to find out what is wrong, if anything with the system.

8.2

Refer to Sections 8.0, 9.2, 9.3, and 9.4 for comments concerning how the sinks are draining in the building. They may or may not be listed here.

The drain line is PVC. Secondly, the PVC drainline could be connected to a secondary drain pipe other than PVC, but once again, I cannot see behind the walls.

PLEASE READ THIS ALSO:

It is virtually impossible to tell exactly what type of plumbing distribution line is present in every single building, or what type of drainline is present, due to the fact that most of the time they are installed through the slab and we cannot see beyond (underneath or behind) the sink cabinetry and/or behind the drywall.

In order to be certain what type of plumbing is behind the cabinets/sinks, in the walls, or otherwise, one would have to scope the walls behind and under the sink rear wall, or scope other parts of the building to properly identify interior distribution plumbing lines and the material of the drain lines. A licensed plumber should do this.

If you are concerned about having a poor grade of plumbing distribution line throughout your building, you may wish to ask a licensed plumber to investigate further while you are still in your due diligence period stated in your pre-purchase contract.

9. HVAC SYSTEM

IMPORTANT NOTE:

The State of Florida Statute concerning what inspectors are allowed/permitted to do on an inspection dictate that we are to test the system at the normal operating controls, which is the thermostat. Therefore, USBI recommends a licensed HVAC (heating ventilation air conditioning) trade professional to come to the building and further evaluate the system beyond what an inspector's scope of inspection is. You should do this while still within your inspection period if you are interested in having the system further evaluated. We are not allowed to open up the system and evaluate it further, or put gauges on the system to find out what the freon levels are, or look for leaks, or other deficiencies. Inspectors are generalists. HVAC companies are specialists. Call them now and set up an appointment if you would like. What is obvious to an air conditioning technician is not obvious to an inspector.

HVAC systems should be cleaned and serviced at least once a year.

Condensation drain lines tend to get clogged up over time and should be cleaned out. Coils need to be cleaned and sanitized.

Filters may not have been changed out by the seller or tenant regularly which can allow the system to become dirty and unhealthy for occupants.

USBI cannot always tell when a unit was serviced last, or if freon/refrigerant was added to the system prior to our inspection, so we recommend evaluation and service by a qualified HVAC contractor as soon as possible, if not prior to purchasing the building.

IMPORTANT!!!

Make certain to have any and all warranties (if a newer system) or repair guarantees (if the unit is in need of repair and the Seller takes care of some repairs for you prior to the closing) for the air conditioning system.

The State of Florida does not allow inspectors to check freon levels, or to check for freon leaks - checking for freon leaks could take 15 minutes or 4 hours, depending on where the leak is. We do not have that expertise, and the State of Florida prefers that we refer the troubleshooting to a licensed trade professional with expertise in that particular field.

Therefore, USBI recommends a licensed HVAC (heating ventilation air conditioning) trade professional to come to the building and further evaluate the system beyond what an inspector's scope of inspection is.

| | | O K | FLT | HZD | MNT | OBV | COR |
|-----|--------------------------|--------|-----|-----|-----|-----|-----|
| 9.0 | A/C AIR HANDLER / SYSTEM | | | | • | • | |
| 9.1 | A/C CONDENSER / SYSTEM | | | | • | • | |
| 9.2 | THERMOSTAT | • | | | | | |
| 9.3 | DISTRIBUTION | | | | • | • | |

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Styles & Materials
HVAC SYSTEM TYPE:
 Type = Split System
AIR HANDLER BRAND:
 GOODMAN
 Age = 3-5 Years
 Age = 10-12 Years
 Budget For
 Replacement
 2 Units
CONDENSER BRAND:
 GOODMAN
 Age = 1-3 years
 Age = 3-5 Years
 5 Ton Unit
 2 Units

Comments:

9.0 (1)

Air Handler Brand: Goodman Model # & Serial # shown in photos I shared with you

Location: Garage ceiling Manufacture Date: 2017

Recommending having this system serviced prior to occupying the building by a licensed and insured HVAC company.

=====
Air Handler Brand: Goodman Model # & Serial # shown in photos I shared with you

Location: Garage ceiling Manufacture Date: 2010

Recommending having this system serviced prior to occupying in by a licensed and insured HVAC company.

Budget for future replacement. The word "future" could mean the as soon as you take ownership, or months down the road, or in years to come..... I cannot predict exactly when an air conditioning will fail, but they typically have a life span of 10-15 years +/- depending on how well they are maintained, and of course they can last longer. But this air conditioning system is 11 years of age and depending on how much maintenance has been done to this HVAC system, it could run properly and efficiently for an undetermined amount of time longer. But if the system has NOT been well maintained, it may not have the longevity that the manufacturer intended.

(2) Home inspectors are not permitted to open up the system to evaluate it for rust, corrosion, parts that are faulty or in need of replacement. This MUST BE done by a licensed HVAC company. Consider doing this while you are still in your inspection period in order to possibly inform you of something important as part of your due diligence on this home. Home inspectors must inspect an air conditioning system from its normal operating controls. See the comments in the HVAC Section of the home inspection report (not only what prints out in the General Summary)

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Get an idea from a licensed air conditioning company what the estimated life expectancy is of your air conditioning system so you can budget accordingly.

Is the air-conditioning system obsolete? Older units that use R22 refrigerant will be, because R22 is now illegal to produce or import into the United States. So if R22 is used in your system and a refrigerant charge is required, prepare to pay exorbitant R22 refrigerant prices. Therefore, it is vital to learn more about R22 refrigerant phase out. If you are unsure what type of coolant your air conditioning system uses, then keep reading to find out more.

Of course it is never recommended to use air conditioning equipment that is old and outdated. But when buying a home, you need to know what equipment is in place. If it is functioning, we must state that it is operational at the time of inspection, but that doesn't mean you won't have issues with repair prices getting it serviced/maintained.

Why would anyone use an old air conditioning system that consumes way more energy, requires expensive repairs, and performs poorly? Well, the answer is, when buying a home, you are purchasing a re-sale, and you get the systems they left in place. Let's not forget that system leaks (when they occur) in units that have R22 refrigerant are very costly to repair from this point on. This inevitably leads consumers to decide whether they should repair or replace R22 cooling system that has a coolant leak. This means the air handler AND the condenser.

R22 refrigerant has become extremely costly because of the government phase out which has affected the supply and demand of the coolant. It's important to consider that a recharge may end up costing about half the cost of a new air-conditioning system! Replacing the unit will end up saving you money in the long run.

You can begin by determining the type of refrigerant used in your air-conditioning system. If the unit was made in 2010 or later, some refrigerant leak repair options are available. This is because manufacturers like Puron, or R410a is an alternative after this date. However, units manufactured prior to this year typically used the R22 refrigerant. It is essential for you to learn the type of refrigerant used in your AC unit.

It may be so that your old air conditioner is working, but you'll still need to prepare for the inevitable. As of January 1, 2020, new supplies of R22 refrigerant will no longer be available. As such, it would be best in to prepare for a replacement unit soon.

The data plate located on the condenser unit of the air conditioning system will provide all the information you need. Units manufactured before 1996 will be using R22 refrigerant. However, units manufactured

between the years 1996 and 2009 may be using R22 or possibly Puron (R410a), so more research will be required. For the most part air conditioning units manufactured in 2010 onward will utilize the R410a refrigerant. **You may have an HVAC company evaluate the system so that you can know for sure while you are still in your inspection/due diligence period designated in your pre-purchase contract. This is beyond the scope of a home inspector.**

Check the date of installation of your air-conditioning system and find out if the system was permitted when it was installed. Following the EPA regulations on phasing out R22 refrigerant, no air conditioning unit using R22 was allowed to be installed from 2010. However if the system was not permitted, you have no control over what someone did without having the system inspected by a building inspector after it was installed.

Check the manufacturer specifications of your cooling equipment. Manufacturers typically indicate what type of refrigerant is required to run on an air conditioning unit. This information can be found on the nameplate of the condenser unit. So a simple check of the nameplate would be in order to discover what type of refrigerant your system uses. You can also check for certification stickers that indicate that a particular unit is free of R22.

Talk to your local HVAC contractor. Have your air conditioner tuned up every year, or even twice a year, to ensure good functionality. Whenever your service provider comes for an appointment, use this time to ask them about the refrigerant your air-conditioning system uses.

Do not store brooms, mops, vacuums, swiffers, or other types of cleaning tools that have dust or debris on them or in them. The air handler will suck up anything that is stored in this closet and distribute it throughout the entire house.

Home inspectors are required by Florida Statute to refer any deficiencies back to a licensed and insured trade professional to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to able to provide you with an estimate for cost of repair or replacement, whichever is needed.

To determine the size of the air filter, remove the one in place, if there is one, and bring it to your local home improvement store, or ask your air conditioning company to provide you with better air filters. If the filter is too large, cut the part off that is too large and bring it to the store and match it up to the one that fits it. If the part is missing that holds the filter in place, or the panel that covers the air filter, then contact your air conditioning company (and you don't have one, ask friends and family and neighbors for a reputable one), and ask for an estimate to get it replaced.

9.1 (1)

The AC condensers were manufactured in 2017 and 2019 which makes them 2 and 4 years of age

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and the corresponding air handlers in the building are 4 and 11 years of age.

Condenser Brand: Goodman Manufactured 2017 (4 years of age) Location: Rear side of building

of tons: 5 Model # & Serial # shown in photos I shared with you

The suction line at the base of the condenser need to be serviced for new pipe insulation to cover it (the larger line). If the line is exposed, which it is, it can cause the unit to sweat (condensate) and not run efficiently, and affects the energy efficiency of the equipment.

Recommending having this system serviced prior to taking occupancy of the building by a licensed and insured HVAC company.

Condenser Brand: Goodman Manufactured 2019 (2 years of age) Location: Rear side of building

of tons: 5 Model # & Serial # shown in photos I shared with you

The suction line at the base of the condenser need to be serviced for new pipe insulation to cover it (the larger line). If the line is exposed, which it is, it can cause the unit to sweat (condensate) and not run efficiently, and affects the energy efficiency of the equipment.

Recommending having this system serviced prior to taking occupancy of the building by a licensed and insured HVAC company.

(2) The State of Florida does not allow home inspectors to check freon levels, open up the panels, put gauges on the system, or to check for freon leaks.

Therefore, USBI recommends a licensed HVAC (heating ventilation air conditioning) trade professional to come to the house and further evaluate the system beyond what a home inspector's scope of inspection is.

Read the rest of the comments in the HVAC section not able to be viewed if you only printed out the General Summary.

If you are standing in front of the house, facing the house, the a/c condenser is on the side of the home.

Home inspectors are required by Florida Statute to operate the a/c system from it's normal operating controls. We are not permitted to open up the unit and inspect it. We are not allowed to put gauges on the system!!

We must refer any deficiencies back to a licensed and insured HVAC professional for them to able to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to able to provide you with an estimate for cost of repair or replacement, whichever is needed.

When you close on the home, it is recommended that you put a service contract on the HVAC system with an

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HVAC company!! Anything can and will go wrong with an a/c unit. If the a/c unit is not working at the time you take ownership, call an HVAC company to do a diagnostic on the system to find out why.

A building inspection is not a warranty. Things can and will fail without notice. This is a snapshot of what was evident at the time of the inspection.

9.3

The inside of the air conditioning units could be dirty or even filthy and we are not expected to be aware of this!! We are only allowed/permitted to operate the system from it's normal operating controls. We are not expected to advise you what the inside of the unit looks like. Beware. Contact an HVAC company to more invasively inspection and maintain this system.

The intake (or "return") and registers (or "a/c vents") of the air conditioning system may need to be cleaned.

There are methods of having an air conditioning company clean the supply vents or intake vents with a method only allowed to be done by an air conditioning professional that can benefit you. Duct cleaning can have a negative effect on the ducts if done improperly.

Temperature differential (the temperature between the supply vents and the intake should be between 14 and 22 degrees). The temperature differential in this building is between 15-16°.

PLEASE READ THIS ALSO:

During an inspection, the HVAC system is put through a basic functionality check from the thermostat to determine if the system is operating at the time of inspection.

This is a basic non-invasive inspection of the system.

We also do not determine BTU ratings, or sizing; also known as load calculations. This is done by engineers and architects when the plans are drawn for the building prior to being built. For a more invasive inspection, USBI recommends using an HVAC company.

HVAC = heating ventilation air conditioning

10. COMMON INTERIORS

OVERVIEW NOTE:

Whether "USBI" was hired to do a mold assessment, or not, there is a possibility of some percentage of mold being present inside the walls.

Inspectors are licensed to do building inspections, not mold inspections. If there is blatant visual mold they can make a statement about it in the Inspection Report, but cannot refer to it as mold, but rather as a "mold-like substance" or "suspicious mold-like substance".

I am a State of Florida licensed Mold Assessor. If you would like a Mold Inspection/Assessment, with or without any air testing, or tape lifts, please call me at 561-784-8811.

If the walls are opened up due to renovations, repairs, or otherwise, a certain degree of mold may very well be present. This does not mean USBI "missed" something during the inspection.

Mold simply needs food and water in order to exist. Water can enter the walls from the humidity, condensation, or rain from outside, and enter the walls through stress cracks, seals in the exterior windows, doors, or CBS through the concrete block openings. Food would be anything porous, i.e. drywall (sheetrock, wallboard), or plaster which is semi-porous.

Therefore, if a certain amount of a mold-like substance is found in the walls or baseboards or underneath flooring, remember, an inspection is a non-invasive inspection of the building. Furthermore, the mold-like substance may be encapsulated in the walls and is not in the breathable, ambient air that you are breathing when it is encapsulated in the walls. You, the buyer, do not "own" the building yet, therefore, we are unable to put a scope in the walls or take up flooring to investigate.

| | | O K | FLT | HZD | MNT | OBV | COR |
|------|------------------|--------|-----|-----|-----|-----|-----|
| 10.0 | CEILINGS | | | | • | • | |
| 10.1 | WALLS | | | | • | • | |
| 10.2 | FLOORS | | | | • | • | |
| 10.3 | DOORS (INTERIOR) | • | | | | | |

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

10.0

Water staining observed to most of the ceiling panels throughout the building, from previous and present roof leaks. Recommend further evaluation by a licensed roofer and contractor for repairs.



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)



10.0 Item 4(Picture)



10.0 Item 5(Picture)

10.1

Water damage and poorly done seals and repairs observed to the base of the office door.

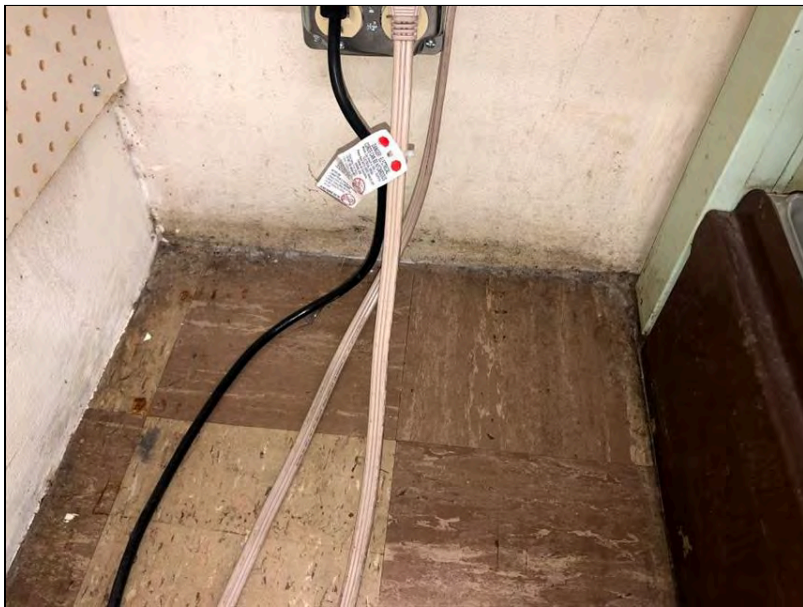
Evidence of water intrusion and cracking observed to the interior of the front wall, to the right of the front door. Recommend further evaluation by a licensed contractor for repairs.



10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

10.2

Damaged flooring observed throughout the building.



10.2 Item 1(Picture)

PLEASE READ THIS ALSO:

You may ask: Is it possible for there to be mold behind the built in cabinetry, or any other walls or windows in my building?

Mold begins to grow when cabinetry, baseboards, or drywall become wet or have been affected by humidity or an incident involving condensation, water, or humidity.

When you may do a remodel or repair, you could possibly find some mold behind a new cabinet if the person who installed it did not remove a water damaged area entirely. We are not allowed to cause damage to the building by moving or removing the cabinets or other areas to inspect the walls behind them.

When you may do a remodel or repair, you may find some. We're not allowed to cause damage to the building by moving or removing the cabinets or other areas to inspect the walls behind them.

We must abide by State law and limitations of home inspections. Inspectors may not move or remove anything to see under it, behind it, or around it.

The cabinets, windows, drywall, plaster, or other material would have to be removed to see the walls (or even flooring) behind them. Same for any other cabinetry, whether built in, or not, or hidden areas in the building.

Inspectors are not allowed to cause damage to the building by removing items, objects, inside the building or move items in order to inspect the walls behind them. We must abide by State law and limitations of inspections. Inspectors may not move or remove anything to see under it, behind it, or around it.

WINDOWS: Make certain to seal the interior of the windows, in the corners with a heavy duty waterproof exterior silicone sealant (which can be found at your local home improvement store) - it comes in a tube and goes in a caulking gun. This is made for boat windows in the saltwater or freshwater and is an excellent choice for helping you re-seal the exterior window seals, as well as the interior windows in important areas.

A well sealed building is a healthy building.

Ants or other pests found inside the walls, flooring, or ceilings of the building: It is entirely possible for ants or other insects to bring their nests or homes inside of the building by evidence of dirt, frass, or other material. A building inspection does not include a pest inspection. Unless a trail of ants or other pests are seen entering or leaving the building during the inspection, this can go unseen and is not a part of an inspection. Keep in mind you do not own the building yet, and an inspector has to leave the building in tact, as we found it. We cannot pull up flooring, or look inside walls, or open up electrical outlets/receptacles to look inside for dirt or other matter. If you wish for a licensed pest control operator to

find an ant or other pest invasion after you own the building, you can ask us for a name and number of someone.

11. SAFETY SYSTEMS

IMPORTANT NOTE:

Adequate smoke detectors and carbon monoxide detectors should be installed, where they are absent in this building. Check with your contractor to ensure you are placing them in the correct places, and have enough of them installed. You need to have carbon monoxide detectors EVEN IF YOU DO NOT HAVE GAS appliances in this building. Running vehicles, lawn mowers, generators, gas leaks can cause carbon monoxide to silently leak into your air which can cause death.

| | | O K | FLT | HZD | MNT | OBV | COR |
|---|-----------------|--------|-----|-----|-----|-----|-----|
| 11.0 | SMOKE DETECTORS | | | | • | • | |
| O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected | | O K | FLT | HZD | MNT | OBV | COR |

Comments:

11.0

Once you are in the building, you should replace all smoke detectors age 5 years and older as they lose their sensitivity. Ask the seller how old they are. If he or she does not know, it would be wise or beneficial to replace the smoke detectors. A licensed electrician should do this. They must be hard wired and battery back up powered. Until you do this, you should (as a temporary measure) replace all of the batteries in all of the smoke detectors.

Recommend you replace smoke detectors with smoke and carbon monoxide detectors if they are already not installed.

Replace batteries in any smoke and carbon monoxide detectors.

Replace door locks upon taking occupancy of this building.

Ask a licensed electrician to install smoke alarms where necessary.

PLEASE READ THIS ALSO:

Smoke and carbon monoxide detectors should be tested every 6 months. All batteries should be replaced when buying the building and then yearly thereafter.