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## Building Suite Survey Summary Report for:



**Subject**

**Property:**

1234 Sample Rd., Lake Mary, FL 32746, Suite 123

**Client:**

Jane Doe Inc.

**Inspector:**

Joe Inspector, Certified Building Inspectors

**Date of Inspection:**

June 6, 2019, between the hours of 9:00 am and

**Weather Conditions:**

11:00 am. 85', Sunny.

**Report #**

15148

Blue highlighted and underlined text entries in this report will link you to additional information. View this report while Online to take advantage of this feature.

Refer questions to 407-628-4405 or email us at [info@yourcbi.com](mailto:info@yourcbi.com)

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**Introduction** - In accordance with your instructions we conducted a visual survey of specific construction components for the above identified property. This document reports only our observations of the condition of those specific structural components and not the safety of the property. Our survey and this report are overview in nature and do not include engineering analysis and are not technically exhaustive. Our intent is to better illustrate the general condition of the building and to provide other helpful information related to the purpose of our inspection survey. This report includes a statement of purpose, scope, limitations of service, observations and conclusion relating to the condition of the specific components included in our survey of this property. Directional information conveyed herein is as property is viewed from street of address. Where helpful for illustrative purpose photographs are included. Web links are also incorporated within to provide additional information resources.

**Purpose** - The purpose of our inspection was to perform a limited, visual survey of the specific components related to the structures and amenities at this property as limited in the statement of scope. A list of the conditions which indicate the need for repair will be generated as a result of our observations. The intent of the inspection is to better apprise you of the general condition of the property and provide information which can be helpful to you in your pre-purchase considerations as relates to the physical condition of this property. This inspection and the report are intended to be confidential for your exclusive use. They should not be relied upon by a third party or parties which shall include for example, but not by way of limitation, current or future owners, prospective purchasers and service or repair companies.

**Scope** - The scope of our survey was limited to visual observations of the following specific components of the building(s): foundations, load bearing structural framing, roof surface(s), building shell(s), miscellaneous non-structural components, limited site work, heating equipment, air-conditioning equipment, electrical equipment, plumbing systems and the general interior conditions. Our observations were limited to those components that were readily visible without moving or removing any items causing visual obstruction such as furniture, boxes, storage items, or other trappings that would impede visual observation. Built-in appliances, plumbing, electrical and mechanical components were observed visually. They were not disassembled. Functional equipment was operated with user controls in at least one of the operating modes suited to indicate its general performance, but not necessarily every mode.

**Exclusions and limitations** - Specific components of this property which were not surveyed include, but may not be limited to: emergency fire fighting equipment such as pumps, sprinklers, smoke detectors, hoses, extinguishers or other suppression systems etc.; decorative landscaping; all machinery, equipment and systems which are custom constructed to individual lease space such as bathrooms, kitchenettes, special electric or electronic equipment, etc.; inspection and pressure test of gas equipment, security equipment or systems; fuel storage tanks of any type; fences; detached structures such as sheds and garages; asbestos materials (unless specifically requested), current or previous; geological faults; area flood conditions; noise or air pollution; hazardous waste or radon gas; legal description of property such as boundaries, egress/ingress, etc.; conformance with governing codes, manufacturer's specifications, and requirements of all types (such as the American's With Disabilities Act); and other specific or general property or area conditions not stated specifically to be included in our survey, unless specifically requested in writing.

Specific components not listed in our report are not inspected, and shall not be considered to be in any condition, specifically functional or non-functional.

It is necessary, and we recommend, that you consult with service companies and repair contractors dealing in the repair or maintenance of the representative categories included in the inspection to determine the exact scope of work and to submit firm bids for making required corrections. All quantities quoted in this report whether used as a basis for developing costs or for other purposes are approximate and cannot be relied upon as exact.

Our efforts in performing this survey have been confined to problem identification. We have not: analyzed the design of the building, determined exact nature and scope of repair or further investigation required, determined as built construction to be in conformance with plans or specifications, nor have we determined whether or not the construction is in strict compliance with governing codes at this specific location or in the general area.

The survey is intended to identify conditions with the property of concern to some insurance carriers or that may prevent some companies from issuing coverage for the property. In addition, we do not investigate the history of work performed on the property by licensed or unlicensed contractors or determine if permits were obtained, nor determine whether the property was inspected by the municipality and properly closed. The inspection is not intended to determine if the property and/or any improvements were performed under the prevailing municipal code. Prior to issuing a report, we request the records of the relevant municipality to verify any previous work performed on the subject property.

**Disclaimer** - Opinions and comments stated in the report are based solely on observations of apparent performance. Performance standards are based exclusively on the knowledge and experience of the inspectors and/or their supervisors at Certified Building Inspectors who are represented to be qualified to perform this survey. Neither our inspection survey nor our report constitutes a guarantee or warranty, expressed or implied, on the condition of the property or any components surveyed. Certified Building Inspectors is not an insuring company, and our inspection and inspection report are not warranted for any specific use or merchantability.

Client acknowledges that although the subject structure, components thereof and equipment therein may be functional and/or in working condition at the time of the inspection, their condition may change thereafter. Therefore the company and its inspectors do not under any circumstances, make any promises, representation, guarantees or warranties as to the actual present, reported or future condition of the subject structure, components thereof and the equipment therein.

#### **ENVIRONMENTAL CONCERNS:**

Client acknowledges that what is contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to detect, identify or disclose any health and/or environmental concerns regarding this house or property, including but not limited to the presence of asbestos, radon, lead, urea-formaldehyde (laminated floors, wood glues, etc.), fungi / mold, PCBs (Polychlorinated Biphenyls - organic compounds), Reactive Drywall (Chinese Drywall) or other toxic materials (VOC's; volatile organic compounds), or substances in the water, air, soil or building materials. In addition, the inspection is not intended to identify conditions with the property that may be of concern to some insurance carriers or that may prevent some companies from issuing coverage for the property.

The property was not inspected for any fungi or bacteria, and on opinion on any health related effects or indoor air quality is not provided or rendered in the pre purchase inspection we generated. We are not authorized to inspect or report on any fungi or bacteria, nor to report or comment on health or indoor air quality issues related to any

fungi or bacteria.

If you are concerned about these issues, you should consult with a certified industrial hygienist or other person(s) trained and qualified to render such opinions.

**Definitions** - are provided here for terms used in this report to describe the general overall condition of systems and components inspected as part of our service to you.

**Good:** This term is reserved for the systems and components in newly constructed buildings or recently replaced systems and components in existing structures. Maintenance expenses and cosmetic defects are to be expected with systems and components in good condition. Given the relative newness and untested condition of these systems and components it is prudent and we recommend retaining all paperwork, warranties and guaranties for your future needs.

**Satisfactory:** This term indicates a system or component is performing its intended function adequately without readily visible signs of significant defects. Maintenance and repair expenses are to be expected with systems and components in satisfactory condition.

**Fair:** This term indicates a system or component is performing its intended function adequately at this moment but is declining in usefulness and may be nearing its economically viable life span. Repair expenses are to be expected at any moment with systems and components in fair condition. Also, it is prudent and we recommend budgeting for replacement of systems and components in fair condition in the near future.

**Poor:** This term indicates a system or component is approaching the end of its life span and more frequent replacement of the system or component should be anticipated at a given budget of consideration at this time.

**Upgrade:** This term indicates a system or component is above the norm for the era and type of structure. For example, insulation installed "standard" and R30 is considered an "upgrade."

**Standard:** This term indicates a system or component was built or installed in a workmanlike manner consistent with recognized building practices of the era. This term also indicates the materials or products used are the norm for the era and the type of structure.

**Substandard:** This term indicates a system or component was not built or installed in a workmanlike manner consistent with recognized building practices of the era. The term substandard may also indicate the methods and / or materials or products used are below the norm for the era and type of structure. A system or component designated as substandard may not have been professionally installed per code and may not have benefitted from inspections before, during and after installation or construction.

The terms good, satisfactory, fair, poor, substandard, standard and upgrade are used to provide a general statement about the overall condition of a system or component but are not meant to exclude the existence of undisclosed and or hidden defects with same. Keep in mind that further technical evaluation of defects by appropriately qualified tradesmen may downgrade the stated general condition of systems and components should additional concerns come to light.

**Life span:** This term indicates approximate life expectancy of certain products under normal conditions, assuming proper installation techniques, normal use and good maintenance practices. Information provided is from the [Study of Life Expectancy of Home Components](#), February 2007, prepared by the Economics Group of the National Association of Home Builders and is to be used as a general guideline only. None of this information should be interpreted as a representation, warranty or guaranty regarding the life expectancy or performance of a product or product line. Do not make buying decisions and product selections based on this information.

**Summary of findings** - conditions with the building components were observed which will require corrective measure as a consequence of deferred maintenance, normal wear and tear or original design. The primary areas of concern include but may not be limited to:

### Structure / Exterior

1. There were a few small voids in the window seals of the fixed glass windows on the east side of the suite. Water stains (intrusion) as a result at the base of the window frames of several offices on the east side (left side of suite if facing suite entry)

### Roof

2. There were "blisters" in several areas of the modified bitumen roofing material over third floor. Although a leak from the roof may not directly have an affect on this suite, we recommend contacting building association for information on potential assessments and/or building maintenance reserve funds for repairs.

### Plumbing

3. There was a leak observe at the break room sink faucet. Water was leaking at the base of the handle and into the cabinet below. Water shut off valve was turned off below and breaker to "on-demand" hot water heater was turned off.

### Electrical

Footnote: We did not have access to the exterior electrical closet to determine the service amperage to the suite. Likely 150 amp service.

### Mechanical

4. The evaporator coil, in the air handler, was dirty at the time of the inspection; this promotes an inefficient system that may put strain on the system and cause higher temperature differentials. Temperature differential was 26 degrees, higher than industry standard. Recommend having further evaluation.
5. There were dry water stains on the "common" drywall of the receptacle area. The stains may be from former condensation forming on the HVAC coil above the ceiling. There was an open hole in the pipe insulation.

Footnote: We did not determine the condenser unit on the roof of that corresponds to this suite.

### Interior

6. Loose wood base board right of refrigerator and right rear office

### Appliances

7. We did not run the dishwasher through full cycle due to the water leaking from sink valve. The shut off valve appear to provide water to the sink and dishwasher. Turned on then off.

**Prior to closing, the conditions above should be referred to the appropriate licensed contractor for further evaluation and/or correction as needed. The balance of the systems and/or components associated with the conditions noted in the summary, pictures and/or the body of the report should be checked and/or reviewed by the appropriately licensed contractor.**

**We do not investigate the timing or permitting of work performed on the subject property. We do not confirm or verify if these additions or improvements are built under the standards of the local municipal codes and/or if there are any outstanding issues related to permits. For this information, we suggest that you contact the local Building Department.**

**Pictures related to the summary of findings:** The primary areas of concern include but may not be limited to:



**Figure 2:** View of roof



**Figure 3:** Bubbles forming under roofing material.



**Figure 4:** Large bubble over southeast corner of roof.



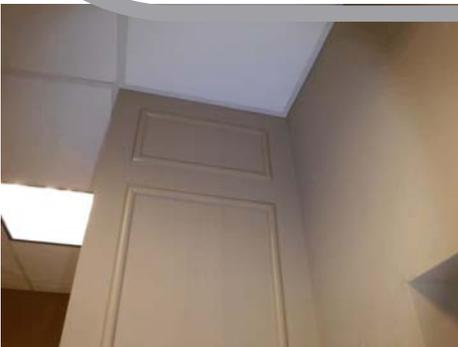
**Figure 5:** Hole spanning roof at seam.



**Figure 6:** HVAC condensers on roof



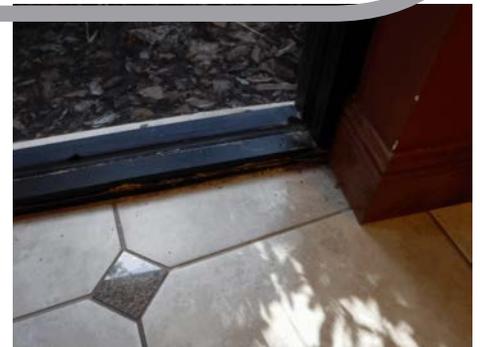
**Figure 7:** subject HVAC condenser with their numbering system



**Figure 8:** Dry water stains on the "column" left of reception window



**Figure 9:** Water stains from HVAC condensate line above ceiling.



**Figure 10:** Evidence of previous water intrusion at windows on east side of suite.

**SAMPLE**



**Figure 11:** Voids in window seal may contribute to water intrusion.



**Figure 12:** No elevated moisture at the time of inspection.



**Figure 13:** Utility closet door hardware does not have lock release, do not close without key



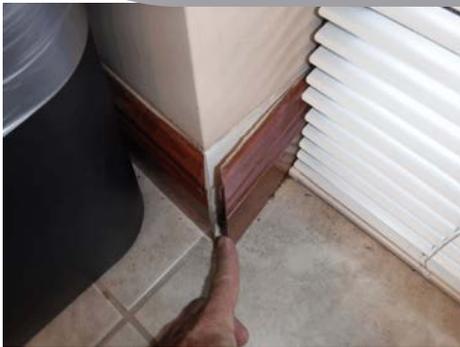
**Figure 14:** Water leaked from break area sink faucet.



**Figure 15:** Water was observed dripping under sink, we turned off water shut off valve.



**Figure 16:** Break area cabinet drawer need adjusting.



**Figure 17:** Loose base board in right rear office and right of refrigerator.



**Figure 18:** Duct tape securing filter cover at HVAC air handler. Evaporator coil dirty.



**Figure 19:** HVAC unit takes 20x25 filter.

**Structural system** - highlights of components included in our inspection are as follows.

Building height:	Three story.
Description:	Commercial office building.
Year of original construction:	<u>2006.</u>
Foundation consists of:	Stem wall.
Floor structure consists of:	concrete slab 1 <sup>st</sup> , metal corrugated pan and concrete 2 <sup>nd</sup> and 3 <sup>rd</sup> supported by iron beams
Primary exterior wall type:	Likely "tilt-up" concrete.
Metal frame wall sections:	Interior partitions,
Ceiling construction:	Dropped acoustical tiles.

These components were inspected visually. However, in areas where clear indication of possible deterioration is visible a representative number, but not all structural components were probed. Components were not probed if doing so will damage finished surfaces or where no deterioration is visible. Visible and accessible water stains are checked with a moisture meter for indications of abnormal moisture levels. This inspection does not include any engineering service or architectural service. No opinion is offered as to the adequacy of any structural system or component. No soil boring's were taken nor any soils testing performed. Limitations to visibility and accessibility include but may not be limited to presence of finished surfaces, insulations, vegetation and soils as well as insufficient access clearance. Many areas of the structural components were not visible nor accessible for inspection. These include but may not be limited to framing inside the floor, wall, ceiling and roof cavities as well as foundation below grade (underground.) No opinion is offered as to the condition of any system or component in these areas. Additionally, no opinion is offered as to the condition of any area, component or system not inspected.

In addition to the "Summary of Findings," the following opinion is provided;

1. Structural components of the foundation, floor, walls and roof are the life of the building. While the generally accepted life expectancy of these components is considered "infinite," protection from decay, insects, and other pests is the part of the ongoing maintenance program that is significantly required to extend the actual life span. Additionally, monitor the structure for any signs of abnormal settlement and address as required. While the local mind printing of elements cracks, water associated with foundations are present now as expected no specific cracks were readily visible at this time. Monitor the building for any signs of future cracking and address as required. All cracks need sealing as preventive measure against moisture intrusion right away. Cracks wider than 1/4" may indicate abnormal conditions, therefore further evaluation by a professional may be prudent.
2. Alterations to existing structure were not investigated for timing nor proper permitting. Should this be of concern to you contact the local governing authority for this information.
3. Visible evidence of past moisture intrusion (such as dry water stains) or present moisture intrusion (including damp water stains), active roof leakage, prior roof leakage or damaged building components (be it from insects, water, settlement or other conditions) may be accompanied by additional hidden damage not listed in this report. This includes but may not be limited to inside the floor, wall, ceiling and roof cavities as well as below grade with the foundations. Further evaluation of the abnormal conditions listed in this report by appropriately licensed contractors is required in order to determine the full scope of all needed corrections. All hidden damage found while addressing known conditions of course requires repair at the same time.
4. Obtain a disclosure of all repairs and alterations to the property from the seller as historical data may reveal otherwise concealed conditions. Prior repairs and alterations are not always visible and may not be reported herein. Defects with repairs and alterations may not become apparent for an extended period of time. Therefore, it is prudent for your future needs to obtain all paperwork, warranties and guaranties on same prior to the close of escrow. Reputable repair companies warrant repair work, contact the repairing agent and have the warranty transferred to you.

**Exterior** - highlights of components included in our inspection are as follows.

Exterior wall covering:	Standard masonry veneer.
Exterior wall flashing:	Not visible to inspect.
Exterior window flashing:	Not visible to inspect.
Eave soffit type:	None
Eave fascia type:	None

Exterior wall covering, wall flashing, window flashing, eave soffit, eave fascia, exterior wall trim, all exterior doors, attached decks and their associated railings (if present), balconies and their associated railings (if present), stoop, steps, porches and their associated railings (if present) were visually inspected in areas where accessible from ground level. The following items are not evaluated as part of our service to you: screening, shutters, awnings (and similar seasonal accessories), fences, geological or hydrological conditions, recreational facilities, outbuildings, sheds or detached structures (other than carports or garages which are inspected), sea walls, break-walls, and docks, erosion control and earth stabilization measures. Exterior components were inspected where visible and accessible from ground level. Limitations to visibility include but may not be limited to presence of finished surfaces, vegetation and soils as well as insufficient access clearance. We did not probe areas where no visible deterioration was observed or where doing so would damage finished surfaces. In areas where deterioration was visible we probed a representative number of locations but not all locations.

In addition to items in "The Summary of Findings," the following information is provided;

- There will be maintenance & cosmetic items in addition to the other items listed in this report that should be addressed at this time with the exterior wall coverings. These include but may not be limited to, sealing all cracks in exterior walls now and later as they appear to prevent moisture intrusion, repairing cosmetic and other minor damage, repainting, resealing windows and doors, refurbishing or replacing weathering, and repairing or replacing screening. The normal everyday maintenance and cosmetic items that must be addressed on a routine basis on all structures. Itemization of maintenance and cosmetic items is the part of our service to you that is beyond the scope of inspection. However, it is prudent to anticipate expense in same.
- An approximate life expectancy for masonry veneers generally accepted as about 50+ years. While the exact age is unknown, construction is consistent with an approximate age of 50 year(s).
- Window header flashing, sill flashing, Z-flashing, and header flashing not visible to the exterior. While some other form of flashing may be present behind the veneer, this installation assigns a significant roll to exterior caulk and paint in minimizing moisture penetration. Therefore it is prudent to ensure same is in good condition at all times. To this end installation of ELASTOMERIC type [sealants](#), coatings and [paints](#) is suggested as a prudent upgrade when the building exterior is resealed. This building exterior is due for crack seal now.
- Window header flashing, side rail flashing and sill flashing pan not visible and therefore not inspected. While some other form of flashing may be present behind the veneer, this installation assigns a significant roll to exterior caulk and paint in minimizing moisture penetration around windows. Therefore it is prudent to ensure same is in good condition at all times. To this end installation of ELASTOMERIC type [sealants](#), coatings and [paints](#) is suggested as a prudent upgrade when the building exterior is resealed.
- In a document entitled [Storm Driven Rain Penetration of Windows and Doors](#) the American Architectural Manufacturers Association writes windows and doors are usually selected for their structural performance characteristics based on building code requirements. The primary consideration is structural integrity of the window or door, to keep it intact and prevent the pressure of high-velocity wind from entering the building and causing catastrophic structural damage. In tropical storms and hurricane wind-driven rain conditions the product may still experience water leakage because these extraordinary conditions exceed code requirements for water penetration. In other words the majority of windows and doors will not stop all water from entering the building in all high wind driven rain situations because they are not designed to, and local codes do not require it. Therefore, water penetration around and through windows and doors in certain wind driven rain situations is to be anticipated with all buildings including this one. It is suggested you monitor all exterior wall openings after wind driven rain events and address any moisture intrusion as required. Thorough drying of affected areas is recommended as well as caulking and sealing of adjacent areas in effort to minimize the amount of future penetration (it may not be possible to stop 100% of all moisture in all weather conditions however). Additionally, upgrading via installation of [Hurricane rated shutters](#) may also be beneficial in this regard.

**Site work** - highlights of components included in our inspection are as follows.

Driveway type:	Asphalt.
Parking area type:	Asphalt.
Number of marked parking spaces:	Forty plus shared parking
Number of dedicated HANDICAP spaces:	Two right of the building.
Type of vehicle curb:	Concrete curbing.
Walkway type:	Concrete and Pavers.
Site drainage destination:	Unknown
Type of retaining wall:	None.

Walkways, patios, parking areas and driveways leading to building entrances were visually inspected for signs of significant structural defects. Vegetation, grading, surface drainage and retaining walls (if present) were visually inspected for conditions likely to adversely effect the building. The following items are not evaluated as part of our service to you: screening, shutters, awnings, fences and similar accessories. Geological or hydrological conditions. Recreational facilities. Out-buildings, sheds, carports, garages or detached structures. Sea walls, break-walls, and docks. Erosion control and earth stabilization measures. Exterior components were inspected where visible and accessible from ground level. Limitations to visibility with the exterior includes but may not be limited to presence of vegetation and soils as well as insufficient access clearance.

In addition to items in "The Summary of Findings," the following information is provided;

- An approximate life expectancy for concrete walks, patios and drives is about 20 to 50 years, and asphalt drives is about 15 to 20 years. While the exact age is unknown, current condition is consistent with an approximate age of 13-15 year(s.) At this age repair and refurbishment expenses are to be expected and given budgetary consideration at this time. As expected there is the typical settlement and shrinkage crack pattern with concrete walks, patios, porches and driveways, these are considered normal at this time. However, for pedestrian safety and edges in concrete surfaces require grinding and finishing in a manner that will eliminate trip hazards and holes and voids require fairing.
- Given the age of the property and that the base of exterior walls are not adequate to shed water runoff of accumulated rain water.

**Roof** - highlights of components included in our inspection are as follows.

Roof Configuration:	Low Slope
Main roof covering:	Modified Bitumen membrane,
Roof drainage system:	Roof deck drains installed.
Roof penetrations:	Standard vent stacks and exhaust hoods, HVAC refrigerant lines and electrical.

Roof coverings, drainage systems, skylights, chimneys and penetrations are inspected by viewing same from the surface if accessible and from the underside within accessible areas of the attic. The following items are not evaluated as part of our service to you: antenna, interiors of flues or chimneys, other installed accessories, remaining life expectancy and condition of flashing or underlayment hidden under coverings. Our evaluation cannot and does not guarantee the roof covering(s) to be free of any leaks. The roof surface material was inspected by: traversing center areas of each slope and viewing undersides of eaves, viewing ceiling surfaces inside the attic structure.

In addition to items in "The Summary of Findings," the following information is provided;

- A normal life span for this roofing product is generally accepted at around 15 year(s.) While the exact age is unknown, the condition of this covering is consistent with an approximate age of 14 year(s.) At this age repair and replacement expenses are to be expected and given budgetary consideration at this time. Given the age, number of prior repairs and current condition (blistering) of this roofing, full future replacement of same should be anticipated.

2. Evidence of current deterioration is evident by the numerous blisters present and previous patching. We did not perform a water tightness test on the roof system (the owners association may want to have qualified roofing contractor perform a water test is the method of determining whether this roof is in fact water tight.)
3. Roof drain pipes require regular periodic cleaning with a drain snake. We suggest having this service performed now, then every year as needed.

**Plumbing system** - highlights of components included in our inspection are as follows.

Water supply line type:	Copper.
Water pressure:	was not tested but adequate.
Main water shut off location:	One Meter for entire building.
Drain, waste, & vent type:	Standard schedule 40 PVC plastic.
Condition of drainage;	satisfactory during inspection. Additionally, fixtures appear to be vented to exterior based on adequacy of drainage.
Restrooms include;	Common area Mens' and Womens' restrooms are provided on each floor,

The interior water supply and distribution systems including all accessible fixtures and faucets were inspected. All accessible drain, waste and vent systems including all fixtures were also inspected. The following items were also checked where present, visible and accessible; vent systems, flues, and chimneys, fuel storage and fuel distribution systems, drainage sumps, sump pumps, and related piping. All preceding plumbing system components were inspected where visible and accessible. Limitations to visibility and accessibility include but may not be limited to presence of soils, floors, wall finishes, ceiling finishes and insulation. The following items are not evaluated as part of our service to you: clothes washing machine connections, the interiors of flues or chimneys which are not readily accessible, wells, well pumps, water storage related equipment, water conditioning systems, solar water heating systems, fire sprinkler systems, private waste disposal systems (such as septic systems.) We did not determine whether septic and waste disposal systems are properly installed and did not determine the condition or quality of the water supply. We did not operate safety valves, relief valves or shut-off valves.

In addition to items in "The Summary of Findings," the following information is provided;

4. As with all fixtures there will be minor repairs additional to those listed in the report that will have to be made from time to time on the water supply system. Examples of such repairs include but may not be limited to, installing new faucets, and cleaning or replacing clogged nozzles on sink sprayers. These are minor maintenance items that will occur at any time. Some expenses should be anticipated to address maintenance items now.
5. A normal life span for this water supply line material is generally accepted at around 25+ years. While the exact age is unknown, the condition of this water piping is consistent with an approximate age of 13 year(s.)
6. Over time, a certain amount of debris and sediment does begin to build up in waste lines. This condition could cause some restrictions and slower drainage which in turn, may require drain cleaning (normally, these conditions are not readily apparent during the limited duration of the inspection but may become apparent after a period of time and / or usage.) Sewer clean-outs are usually provided in exterior walls or in the ground nearby for this purpose. There will also be minor plumbing repairs that will have to be made from time to time on the waste system. Examples include but may not be limited to, replacing tank kits and wax rings in toilets and replacing gaskets in waste lines below sinks. These are minor maintenance items that will occur at any time. Some expenses should be anticipated to address maintenance items now.
7. A normal life span for the waste line material is generally accepted at around 25+ years. While the exact age is unknown, the condition of this sewer line is consistent with an approximate age of 13 year(s.) At this age you should anticipate repair expenses so budget accordingly.

**Water Heater(s)** - highlights of components included in our inspection are as follows.

Type & Brand:	Instant Flow "on-demand / tankless" brand.
Capacity:	No tank
Fuel:	Electricity.
Main fuel shut off location:	Breaker in electric panel.
Water heater location(s):	Under break area sink
Condition of exterior body:	Average
Hot water temperature:	110'. (any temperature below 120").

The water heating equipment was checked for visible signs of active leakage without removing cover panels. Determination of the following is not part of our service to you; remaining life expectancy, ability of water heaters

to fulfill household requirements for hot water supply, adequacy of hot water supply, energy efficiency, function of individual heating elements or thermostats, condition of tank interior or dip tubes, condition of tank exterior. The generally accepted safe operating temperature for water heating equipment is [less than 120 degrees](#).

In addition to items in "The Summary of Findings," the following information is provided;

8. industry average life-span for "standard" gas and electric tank water heaters is generally accepted at around ten to eleven years and 20 years for "upgraded" [tankless or "demand"](#) water heaters. While the exact age is unknown, current condition is consistent with an approximate age of 13 year(s).

**Lawn irrigation system** - highlights of components included in our inspection are as follows.

Automatic timer location:	Unknown
Number of wired zones:	Unknown
Water source:	Municipal
Rain shut off device:	Unknown

Irrigation system evaluation is limited to inspection of visible and accessible above ground plumbing and equipment for leaks and manual operation of system timer or manual valves in effort to check basic functionality of zones and heads. Automatic features of timers are not checked (we simply operate the system in manual mode using normal user controls.) Automatic rain sensors are not tested. The system was not checked for leaks except at above ground plumbing and equipment.

In addition to items in "The Summary of Findings," the following information is provided;

9. This system requires adjustments in order to keep water off exterior walls and maintain best possible coverage (this system like most will not irrigate all areas of lawn therefore some hand watering will be required.) Irrigation heads remaining as they will become clogged in some areas at any moment. Periodic maintenance should be anticipated and given due consideration with this irrigation system. Leaks can and will occur at any time (this is true with all irrigation systems.)

10. An approximate life expectancy for sprinklers and valves is 10 to 15 years for underground lines 25 years and for controllers 15 years (however this can vary significantly as result of lightning strikes in the area. While the exact age is unknown, current condition is consistent with an approximate age of 13 year(s).

11. In accordance with a rain sensor. General speaking as part of our community [rain sensor](#) person irrigating with an automated system installed after May 1, 1991 shall install, maintain and operate a rain sensor device that overrides the system when adequate rainfall has occurred.

12. Ensure water does not come into contact with exterior walls (shield and/or move heads as required, head should however be at least one foot or better away from the building exterior).

13. Reset timers to be in compliance with current [lawn and landscape irrigation rules](#).

14. Zones / heads need adjustments and cleaning maintenance now. Water maybe in contact with exterior walls and window frames along the east elevation. This may need to be corrected.

**Electrical system** - highlights of components included in our inspection are as follows.

Service entrance:	Underground to Electrical room on left elevation.
Service conductors:	Copper to sub panel.
Service grounding:	Unknown.
Service amperage:	Unknown, electrical closet locked.
Service voltage:	Approximately 208/120, 3 phase 4 wire.
Main disconnect location(s):	Electrical closet.
Sub electric panel location(s):	Utility closet inside the suite.
Branch circuit wire type:	metallic (BX) sheathed copper wiring to fixtures, wall switches and receptacles.
Receptacle type:	Three prong grounded type.

The service drop, entrance conductors, cables, raceways and grounding equipment are inspected visually except when these components are located underground and / or are not visible for inspection. Interior components of service panels, the conductors and the over current protection devices are visually inspected in areas where readily accessible. One electrical socket on each exterior elevation and in each interior room and all accessible ground fault circuit interrupters were tested by tripping the test buttons incorporated therein with the **GFI CIRCUIT TESTER**. One light and switch in each interior room was checked. The preceding components of the electrical system were

inspected in areas where visible and accessible. Inaccessible areas include, but may not be limited, those hidden; inside floor, wall and ceiling cavities, under insulations (insulations were not lifted or moved) and A/C duct work and equipment, hidden inside boxes and panels which could not be readily opened and in areas where insufficient clearance inhibits access such as in attic eaves and in underfloor crawl spaces. Evaluation of the following is not part of our service to you: remote control devices unless the device is the only control device, alarm systems and components, low voltage wiring systems and components, ancillary wiring, systems and components not a part of the primary electrical power distribution system. We did not measure amperage, voltage, or impedance.

In addition to items in "The Summary of Findings," the following information is provided;

15. The generally accepted life expectancy for wiring is considered "lifetime." While the exact age is unknown, current condition is consistent with an approximate age of 13 year(s.)
16. Fixtures, receptacles, switches and other accessories have a generally accepted life expectancy of about ten years and heat / smoke detectors five to ten years. While the exact age is unknown, current condition is consistent with an approximate age of 13 year(s.)
17. Fire and security systems were not evaluated.

**Cooling / Heating system(s)** - highlights of components included in our inspection are as follows.

Condenser brand and type:	One Trane brand central electric split systems.
Energy source for condenser:	Electricity.
Main shut off for condenser:	Breaker (three phase) in electric panel, disconnect at unit on roof.
System capacity:	For cooling is estimated at 3 + tons (we could not identify the condenser that corresponds to this suite). While determination of cooling supply adequacy or distribution balance is not part of our service to you, there is a "generality" which holds that about one ton of capacity is needed for 100 square feet of floor space. There are many factors to this generality including but not limited to volume of interior space (this suite is accessed to interior ceiling heat), amount and type of window glazing, amount and location of exterior doors and other factors.
Temperature differential:	Reading in cooling mode was above normal 25 degrees. A differential of 4 to 5 degrees is considered satisfactory. This tells you how much cooler the air is at the supply register than it has been conditioned. This air will gain some heat by the time it reaches an individual room after traveling through ductwork etc., a gain of 3 degrees or more (by example) is not uncommon nor considered abnormal.
Air Handler brand and type:	Trane central systems (2004) above drop ceiling panels
Energy source for furnace:	electricity (Heat electric resistant; 7.2 KW).
Main shut off location for furnace:	Breakers (two phase) in electric panels.
Filter Location:	At the air handler (20X25)

In addition to items in "The Summary of Findings," the following information is provided;

18. An approximate life expectancy for condensing units (the outside unit) is about 10 to 15 years, for furnaces and air handlers (the inside unit) about 15 to 20 years. While the exact age of this equipment is not known, the current condition of same is consistent with an approximate age of 15 year(s.) At this age you should anticipate replacement expenses so budget accordingly.
19. Clean or change filter monthly as needed.
20. Condensate drain lines need to be extended two feet away from the building exterior now.
21. We did not observe the exterior termination point for the condensation line. The pipe is routed down the interior column left of reception area to the concrete slab foundation and to unknown point
22. As a footnote, we did observe an emergency float switch. In the event that the main condensate drain line should become clogged or obstructed, the float switch would turn off the system if it detected the build-up of excess water. We do not test condensate drain float switches to determine their functionality. We do not want to stress the system with an abrupt stop.

**Distribution system (ductwork)** - highlights of components included in our inspection are as follows.

Type of supply ducts:	Combination of rigid duckboard, flexible foil sheathed ductwork.
Type of return ducts:	Rigid duckboard and flexible foil sheathed ductwork.
Location of ductwork:	Above drop ceilings.

Ductwork, distribution boxes, plenums, vent systems, flues and chimneys (if present) are inspected where visible and accessible. The distribution system was checked for signs of major disconnections, significant deterioration and missing components. Evaluation of the following is not part of our service to you: interiors of flues, chimneys and ducts which are not readily accessible, heat exchanger's, humidifiers, de humidifiers, electronic air filters, solar space heating systems, determination of heat supply adequacy or distribution balance, electronic air filters, determination of cooling supply adequacy or distribution balance, determination of leakage, determination of condition of interior of distribution system, and cleanliness of system interior.

In addition to items in "The Summary of Findings," the following information is provided;

23. An approximate life expectancy for duct work is generally accepted at about 10 years. While the exact age of this duct work is unknown, we estimate same to be about 13 years of age. At this age repair and maintenance expenses are to be anticipated and given budgetary consideration at this time. Of course some leakage is expected with all distribution systems, and it is likely this system is no exception. This commonly occurs first at joints, seams, unions and registers. Some local power corporations' such as [FPL](#), [FPC](#), [OUC](#) and [KUA](#) provide ductwork air tightness tests for their customers along with a list of contractors specializing in sealing leaks found during the test. This may be beneficial should you wish to upgrade the performance of this system. Rebates may also be available through the named power companies for certain improvements (visit the underlined links above for details).

**Interior** - highlights of components included in our inspection are as follows.

Paneling type(s):	Acoustic panels
Wall type(s):	Drywall
Flooring type(s):	Ceramic tile
Window type(s):	Aluminum frames / tinted glass

Visible and accessible areas of walls, ceilings, floors, steps, stairways, railings, doors, closets and kitchen cabinets in each room where present is inspected. At least one door and window in each room, garage doors, and garage door operators (but not remote controls for same) are visually inspected and also operated to determine if same open close and lock using normal effort. Spot areas of drywall near each readily accessible; window, exterior door and along interior side of each exterior wall, near commodes, showers, tubs, and fireplaces are checked with the moisture meter for indication of active moisture intrusion. Drains in shower pans located above main floor elevation are temporarily blocked to create standing water in the basins for a period of about 10 to 15 minutes. Before and after this period adjacent surfaces are checked with the moisture meter for indication of elevated moisture content in the building materials after the pan is filled.

Evaluation of the following interior components is not part of our service to you: paint, wallpaper, other finish treatments, carpeting, flooring, window treatments, central vacuum systems, household appliances (other than those listed in Appliances section below), common walls with attached units, common areas of multi family dwellings, and recreational facilities. Due to presence of furnishings equipment and professional items the following areas and components were not visible nor accessible for inspection; cabinet and closet interiors, significant portions of interior wall and floor surfaces, storage closets throughout. Prior to closing, conduct a walk through to check for any other conditions or situations that would need to be addressed or that may have been obscured at time of our inspection or that may have occurred after our inspection. For security purposes, consider having door locks re-keyed or replaced.

In addition to items in "The Summary of Findings," the following information is provided;

24. Gypsum drywall and related finishes are considered to be "lifetime," however less than diligent maintenance will significantly shorten this life-span. These products must be kept well painted and dry at all times. Additionally, the exterior envelope of the building (walls, windows, doors, foundations and roof) must be kept well sealed and free from moisture penetration at all times.

25. Approximate life expectancy for various flooring products are as follow; carpet 8 to 10 years, laminate 15 to 25 years, linoleum 25 years, tile 75 to 100 years, marble and granite 100+ years, real wood is considered "lifetime" and engineered wood about 50 years.



With exception of the recommended actions just prior, and items in "the list" as well as other observations noted in this report, the overall visual condition of components in this category is; good.

**Mold and mildew** - determination of indoor air quality or the presence of potentially hazardous plants or toxins including but not limited to molds and mildews is not part of our service to you. However, in light of conditions noted previously in "the list" and other areas in this report an air quality check may be prudent. While many buildings in Florida will likely contain some mold and mildew, an indoor air quality assessment can determine if same is of a harmful variety at an unacceptable level. Conditions of concern include but may not be limited to;

32. Water damaged building components. Such as walls and ceiling in nook area under left rear balcony.
33. Roof leaks (active or prior). Such as at or near left rear balcony.
34. Moisture intrusion (active or prior).
35. Damp conditions as detected in nook walls and ceiling.

**INFESTATION:**

Pursuant to Florida Statute, Section 482, inspectors working solely under the auspices of Certified Building Inspectors are not allowed to conduct Wood Destroying Organism inspections, nor are they to identify wood destroying insects or render any opinion as to whether the building does or does not have evidence of past or present infestation by wood destroying organisms.

**Summary - Overall this suite appears to be in good to satisfactory general condition at this time.** Items in need of attention now are listed in the Summary of Findings (Photos). Information gathered during this limited visual inspection and conveyed in this report may not represent every problem that may exist with the property. Certified inspectors make no warranty that all items are documented nor discovered during this inspection.

**Thank you** for selecting Certified Building Inspectors to perform your purchase inspection. Those of escrow, deficiencies, and formal conditions or unsatisfactory items in this report should be referred to appropriately licensed professionals for further technical evaluation and corrective action as required (this can determine the scope of needed corrections, as well as actual costs of same). In addition to conditions reported herein, please discuss the repair history of the property with the seller. The seller may provide additional information about repairs or past problems known only to the seller. Obtain all invoices and warranties relating to any past repairs for your future needs and retain all warranties and booklets on appliances water heaters and a/c equipment. No expressed or implied warranty is provided with this inspection.