Building Inspection Report

xxxxxxxxxxxxxxxxxx, Fl

Bill Ostoyic 407-902-7510

The World's Elite Inspectors
National Association of Certified Home Inspectors

Licensed and Insured

Inspection Date:
XXXXXXXXXXX

Prepared For:
XXXXXXXXXXX

Prepared By:
AAPI inc.

Report Number:
XXXXXX

Inspectors:
Bill Ostoyic

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Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: Denotes a condition that is unsafe and in need of prompt attention.

Repair: Denotes a system or component which is missing, or which needs corrective action to assure proper and reliable function.

Monitor: Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Photos used are a representation of items reported and not all items may be photographed, or all photos used in the report.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. Photos are a representation of the issues and all issues may not be photographed. **Understand that the inspection is only of items that are visible and readily accessible.**

MAJOR CONCERNS

SAFETY ISSUES

Electric

- **Safety:** The back door exit light does not work in the nail salon.
- **Safety:** Exposed/abandoned wires were found at the roof access ladder for the middle upper roof.

REPAIR ITEMS

Structure

- **Repair:** The bottom Iron truss in unit 118 is not attached to the structure and offers no support.
- **Repair:** The front roof systems hurricane clips are not secured to the structure and provide no function.

Roof

- **Repair:** The front roof systems at the front of the units needs to be recaulked.
- **Repair:** A plumbing stack on the left side lower roof is sealed not allowing vacuum to allow drainage.
- **Repair:** The upper middle roof has a low spot at the right side drain causing water ponding on the roof.
- **Repair:**

Insulation/ventilation

- **Repair:** No insulation was found in the attics in the units.

Exterior

- **Repair:** A missing tile was found on the exterior of unit 101
- **Repair:** The front exterior tile is loose outside of unit 104.
- **Repair:** A piece of soffit is missing outside of unit 108.
- **Repair:** Cracked and damaged pavers were found at the middle section of the complex.
- **Repair:** Soffit is missing above the entrance of unit 124.
- **Repair:** The back door to unit 125 is damaged.
- **Repair:** The drain pipe discharge at the back of the middle section of the complex is causing erosion.
- **Repair:** The fascia is damaged at the left side of the second floor middle part.
- **Repair:** The AC compressor support above unit 104 in the back is heavily corroded and needs replacement.
- **Repair:** The concrete walkway in front of the stores is cracked and damaged in various places.
- **Repair:** The soffit is loose, hanging, and missing on the overhang of the second floor.
- **Repair:** The windows need weather stripping improvement in various places.
- **Repair:** Cracks and damage in the overhang in front of the stores are caused from previous water damage/intrusion through the old roof.

- **Repair:** The middle of the complex floods before draining out the alleyway and it drains off the inside of the upper walk area causing water staining and damage to the upper walkway.

Electric

- **Repair:** The entry light outside of unit 101 has dropped from the ceiling.
- **Repair:** The subpanels outside at the back of the units are painted shut in many locations.
- **Repair:** The main disconnect for the GE breakers behind unit 123 the panel does not secure and water is getting inside and rusting out the inside of the panel.
- **Repair:** The conduit box to the electric meter conduits is open and pulled away from the wall.
- **Repair:** The conduit box on the back left side at the meters has a hole in the top which is caused a short in the wiring.
- **Repair:** The electrical conduit box on the back right side of the complex needs caulking on the top.
- **Repair:** Many of the electrical panels inside of the units are blocked from access buy equipment and storage.
- **Repair:** Unit 133 has an open junction box with exposed wires.

Air conditioning

- **Repair:** The compressor cabinet for the AC system of the back walking cooler to unit 129 is missing the cabinet cover and has a cover to a different system over it.
- **Repair:** The old AC breaker box behind unit 125 is missing the cover.
- **Repair:** The AC breaker the unit 125 is missing the weather cover.
- **Repair:** The ac ducts in the attic spaces leak and should be sealed with mastec.

Plumbing

- **Repair:** The bottom cap of the back left fire suppression system is heavily corroded in leaks.
- **Repair:** The clean out on the left side of the building is missing a cover.

Interior

- **Repair:** Water staining with damage was found on the baseboard in unit 118.

ITEMS TO MONITOR

Roof

- **Monitor:** The front roof systems have miscellaneous water staining in many locations from the old roof leaking.
- **Monitor:** The upper roof is older than the lower roof.

Interior

- **Monitor:** Water staining was found on the ceiling tiles in various locations throughout the units. The stains were checked with a infrared camera and were found to be dry.

General comments of the inspection

All repairs and monitors should be performed by licensed professionals.
Any termite evidence or activity should be further investigated by a licensed termite professional.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. http://www.homeinspector.org/standards/SOP_March2014.pdf

It is the goal of the inspection to put a client in a better understanding of the property and the condition of the buildings. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Structure

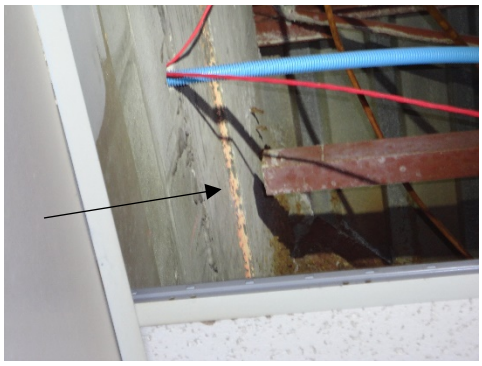
DESCRIPTION OF STRUCTURE

Foundation: •Poured Concrete
Wall Structure: •Concrete, Frame
Roof Structure: •Iron/steel girder, Metal

STRUCTURE OBSERVATIONS

Recommendations / observations

- **Repair:** The bottom Iron truss in unit 118 is not attached to the structure and offers no support.



- **Repair:** The front roof systems hurricane clips are not secured to the structure and provide no function.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a property inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering: •TPO
Roof Flashings: •Metal
Roof Drainage System: •Aluminum

ROOFING OBSERVATIONS

Positive Attributes
The lower roof is newer and appears to have been installed with good quality materials and workmanship.

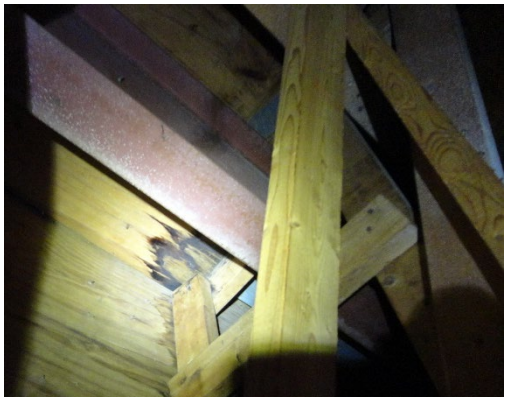
Recommendations / observations

- **Repair:** The front roof systems at the front of the units needs to be recaulked.

- **Repair:** A plumbing stack on the left side lower roof is sealed not allowing vacuum to allow drainage.

- **Repair:** The upper middle roof has a low spot at the right side drain causing water ponding on the roof.

- **Monitor:** The upper roof is older than the lower roof.
- **Monitor:** The front roof systems have miscellaneous water staining in many locations from the old roof leaking.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: •None

INSULATION / VENTILATION OBSERVATIONS

Recommendations / observations

- **Repair:** No insulation was found in the attics in the units.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	• Stucco
Eaves, Soffits, And Fascias:	•Metal
Exterior Doors:	• Metal
Window/Door Frames and Trim:	• Metal

EXTERIOR OBSERVATIONS

Positive Attributes

The parking lot is in good condition and properly marked for parking and handicap accessible parking and access ramps. The parking lot has adequate lighting and a light poles appear to be in good condition. The building appears to be recently painted with newer soffit and well maintained. The stairwells to the middle section of the complex are newer and in good condition.

Recommendations / observations

- **Repair:** A missing tile was found on the exterior of unit 101

- **Repair:** The front exterior tile is loose outside of unit 104.

- **Repair:** A piece of soffit is missing outside of unit 108.

- **Repair:** Cracked and damaged pavers were found at the middle section of the complex.

- **Repair:** Soffit is missing above the entrance of unit 124.

- **Repair:** The back door to unit 125 is damaged.

- **Repair:** The drain pipe discharge at the back of the middle section of the complex is causing erosion.

- **Repair:** The fascia is damaged at the left side of the second floor middle part.

- **Repair:** The AC compressor support above unit 104 in the back is heavily corroded and needs replacement.

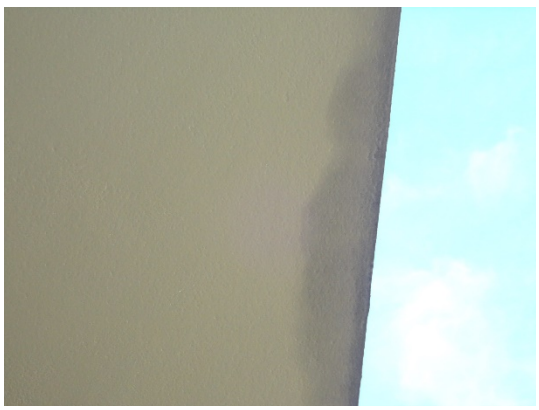
- **Repair:** The concrete walkway in front of the stores is cracked and damaged in various places.

- **Repair:** The soffit is loose, hanging, and missing on the overhang of the second floor.

- **Repair:** The windows need weather stripping improvement in various places.

- **Repair:** Cracks and damage in the overhang in front of the stores are caused from previous water damage/intrusion through the old roof.

- **Repair:** The middle of the complex floods before draining out the alleyway and it drains off the inside of the upper walk area causing water staining and damage to the upper walkway.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service (Multiple 3 phase services)
Service Entrance Conductors:	•Aluminum/Copper
Service Equipment & Main Disconnects:	•Breakers
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical services are sufficient for typical needs. The electric meters and conduit are adequately protected with a covering over the conduit box at the back left of the complex. The electrical in the drop ceilings appears to be proper in conduit. A representative number of areas was checked.

Recommendations / observations

- **Safety:** The back door exit light does not work in the nail salon.

- **Safety:** Exposed/abandoned wires were found at the roof access ladder for the middle upper roof.

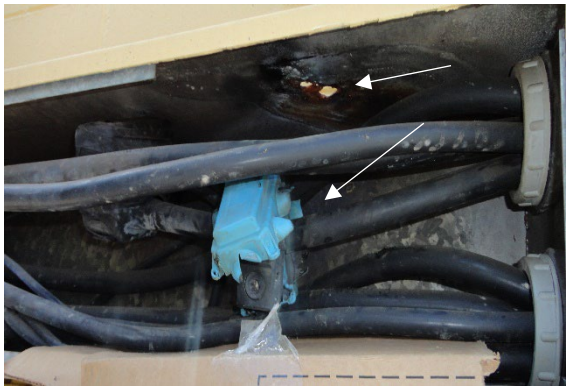
- **Repair:** The entry light outside of unit 101 has dropped from the ceiling.

- **Repair:** The subpanels outside at the back of the units are painted shut in many locations.

- **Repair:** The main disconnect for the GE breakers behind unit 123 the panel does not secure and water is getting inside and rusting out the inside of the panel.

- **Repair:** The conduit box to the electric meter conduits is open and pulled away from the wall.

- **Repair:** The conduit box on the back left side at the meters has a hole in the top which is caused a short in the wiring.



- **Repair:** The electrical conduit box on the back right side of the complex needs caulking on the top.

- **Repair:** Many of the electrical panels inside of the units are blocked from access buy equipment and storage.

- **Repair:** Unit 133 has an open junction box with exposed wires.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures/fans were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity
Central System Type: •Air Source Central Heat Pump System •Air Handler/Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes
Upon testing in the air conditioning mode, the units appear to be functioning correctly. This suggests that the systems are operating properly. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls. Many of the ac condensers are newer. The ac systems on the roof are newer.

Recommendations / observations

- **Repair:** The compressor cabinet for the AC system of the back walking cooler to unit 129 is missing the cabinet cover and has a cover to a different system over it.

- **Repair:** The old AC breaker box behind unit 125 is missing the cover.

- **Repair:** The ac ducts in the attic spaces leak and should be sealed with mastec.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	• Public
Interior Supply Piping:	• Copper, Cpvc
Drain, Waste, & Vent Piping:	• Pvc
Water Heater:	• Electric, Gas Insta-hot

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing systems are in generally good condition. The piping systems within the building, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. No signs of leaking plumbing were found at the time of the inspection. The fire suppression systems and sprinklers appear to be in good condition and has recently then inspected

Recommendations / observations

- **Repair:** The bottom cap of the back left fire suppression system is heavily corroded in leaks.

- **Repair:** The clean out on the left side of the building is missing a cover.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	• Carpet, Tile
Window Type(s) & Glazing:	• Casement
Doors:	•Wood

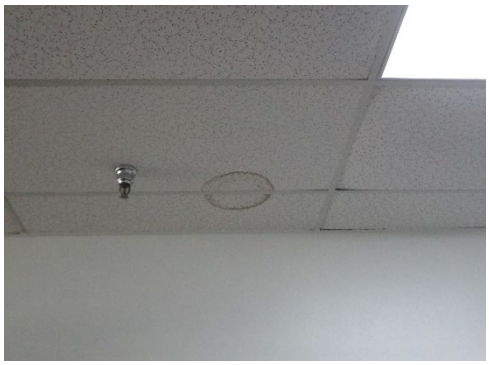
INTERIOR OBSERVATIONS

Positive Attributes
The interior workmanship and materials appear to be good quality..

Recommendations / observations

- **Repair:** Water staining with damage was found on the baseboard in unit 118.

- **Monitor:** Water staining was found on the ceiling tiles in various locations throughout the units. The stains were checked with a infrared camera and were found to be dry.



LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments / screens, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Note: Concerning defective drywall. Signs of defective/ Chinese drywall are looked for in the course of performing the inspection to the standards and practices of the National Association of Certified Home Inspectectors (NACHI). Many signs of defective drywall are caused by other issues not associated with drywall. The state of Florida has concluded that only by laboratory testing of the chemical composition of the drywall, which is beyond the scope of this inspection, can it be determined to be defective/Chinese.