



Building Inspection Report

XXXX XXXXXXXX XXXXXXXXXXXXX, FL

Bill Ostoyic 407-902-7510



Licensed and Insured



Inspection Date:

Jan. 03, 2018

Prepared For:

XXXXX XXXXXXXX

Prepared By:

AAPL inc.

Report Number:

01032018

Inspectors:

Bill Ostoyic

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.

Improve: denotes improvements which are recommended but not required.

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

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

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.

MAJOR CONCERNS

Structure

- **Major concern:** The roof at the drive thru has been hit and moved. Hidden structural issues may be present.

Roof

- **Major concern:** The roof has many areas of severe ponding and needs to be resloped to direct water to the drains.

SAFETY ISSUES

REPAIR ITEMS

Roof

- **Repair:** The tar has dried and cracked and has allowed many leaks with water damage to the roof over the drive thru.
- **Repair:** Improper roof repairs were found in various places.

Exterior

- **Repair:** The roof drains empty at the bldg. foundation and should be extended or put into a drain to divert the water away from the foundation.

ITEMS TO MONITOR

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 home buyer in a better position to make a buying decision. 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:	•Prefab Frame
Roof Structure:	•Metal Truss/Plywood Sheathing

STRUCTURE OBSERVATIONS

Recommendations / observations

- **Major concern:** The roof at the drive thru has been hit and moved. Hidden structural issues may be present.



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 home 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:

- Tar and gravel

Roof Flashings:

- Metal

Roof Drainage System:

- Aluminum

ROOFING OBSERVATIONS

Recommendations / observations

- **Major concern:** The roof has many areas of severe ponding and needs to be resloped to direct water to the drains.



- **Repair:** The tar has dried and cracked and has allowed many leaks with water damage to the roof over the drive thru.



- **Repair:** Improper roof repairs were found in various places.



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.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	• Stucco
Exterior Doors:	• Metal
Window/Door Frames and Trim:	• Metal

EXTERIOR OBSERVATIONS

Recommendations / observations

- **Repair:** The roof drains empty at the bldg. foundation and should be extended or put into a drain to divert the water away from the foundation.

