



Inspection Report

Property Address:



Inspect It, Inc.

**John J. Brown HI571
9291 SW 18 RD
Boca Raton, FL
954-684-5188**



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Date: 11/21/2012	Time:	Report ID: 20121121-2
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

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

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

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

Not Present (NP) = This item, component or unit is not in this building or building.

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

Type of building:
Multi-family

Approximate age of building:
Over 25 Years

Weather:
Clear

1. Roofing, Roof Structure, Chimneys, and Attic

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

Viewed roof covering from:
Walked roof

Styles & Materials

Roof-Type:
Flat


Roof Covering:
Built-up
Asphalt/Fiberglass

Chimney (exterior):
Masonry Stucco

Items

1.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

 12205, 12207, 12209, 12211 & Office - The roof coverings are old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.

(Picture 7) 12209 - Chimney cap is rusted and not secure to chimney.

(Picture 10) 12205 - The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Picture 1 12205 - repairs have been made



1.0 Picture 2 12205 - repairs have been made



1.0 Picture 3 12207- repairs have been made



1.0 Picture 4 12207- repairs have been made



1.0 Picture 5 12207 - repairs have been made



1.0 Picture 6 12209- repairs have been made



1.0 Picture 7 12209 - repairs have been made



1.0 Picture 8 12211- repairs have been made



1.0 Picture 9 Office



1.0 Picture 10

1.1 ROOF FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF VENTILATION

Comments: Not Present

1.4 ROOF DRAINAGE SYSTEMS

Comments: Not Present

1.5 FIREWALL SEPARATION BETWEEN UNITS IN ATTIC

Comments: Not Present

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

2. Exterior

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

Styles & Materials

Siding Style:

Cement stucco

Items


2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Repair or Replace

 See termite report.

2.1 DOORS (Exterior)

Comments: Inspected

 (Picture 1 - 17) - Several front doors for the apartments have no threshold at the bottom of the door. This part of the door framing is missing, allowing water to penetrate the doorway and enter the building. Door frames and doors have moisture damage present.

(Picture 18 - 21) - FPL electrical service doors and frames have moisture damage present.



2.1 Picture 1 12205 - A



2.1 Picture 2 12205- B



2.1 Picture 3 12205 - C



2.1 Picture 4 12205 - D



2.1 Picture 5 12207 - B



2.1 Picture 6 12207 - C



2.1 Picture 7 12209 - 1



2.1 Picture 8 12209 - 2



2.1 Picture 9 12209 - 3



2.1 Picture 10 12209 - 4



2.1 Picture 11 12209 - 5



2.1 Picture 12 12209 - 6



2.1 Picture 13 12211 - 1



2.1 Picture 14 12211 - 2



2.1 Picture 15 12211 - 3



2.1 Picture 16 12211 - 4



2.1 Picture 17 12211 - 6



2.1 Picture 18 12209



2.1 Picture 19 12211




2.1 Picture 20 12205



2.1 Picture 21 12207

2.2 WINDOWS

Comments: Inspected, Repair or Replace

-  12205, 12207, 12209 - Windows at the roof's edge are original and deteriorating. These windows are allowing water to penetrate the building walls. These windows should be replaced.



2.2 Picture 1 12205



2.2 Picture 2 12205



2.2 Picture 3 12205



2.2 Picture 4 12207



2.2 Picture 5 12207



2.2 Picture 6 12209



2.2 Picture 7 12209



2.2 Picture 8 12209

2.3 FOUNDATION WALLS AND MORTAR JOINTS

Comments: Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected, Repair or Replace

 Awnings throughout property have deficiencies as follows:



2.4 Picture 1 12209 - 1 - Not secure to building.



2.4 Picture 2 12211 - 2 - Not secure to building.



2.4 Picture 3 12209 - 3 - Not secure to building.



2.4 Picture 4 12211 - 3 - Not secure to building.



2.4 Picture 5 12207 - A - Not secure to building.



2.4 Picture 6 12207 - B - Not secure to building.



2.4 Picture 7 12205 - B - Not secure to building.

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

 (Picture 1) It appears tree roots are lifting the walkway and this is a trip hazard.



2.5 Picture 1

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected, Repair or Replace

 See termite report.

Various areas throughout the property have moisture damage.



2.6 Picture 1 12211



2.6 Picture 2 12211



2.6 Picture 3 12211



2.6 Picture 4 12211



2.6 Picture 5 12209



2.6 Picture 6 12209



2.6 Picture 7 12209



2.6 Picture 8 12209



2.6 Picture 9 12209



2.6 Picture 10 12209



2.6 Picture 11 12209



2.6 Picture 12 12205



2.6 Picture 13 12207

2.7 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

2.8 POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

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

3. Structural Components

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

Styles & Materials

Foundation:

Poured concrete

Wall Structure:

Masonry

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

3.1 WALLS (Structural)

Comments: Inspected

3.2 FLOORS (Structural)

Comments: Inspected

3.3 CEILINGS (structural)

Comments: Inspected

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

4. Plumbing System for Building

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

Styles & Materials

Water Source:	Plumbing Water Supply (into building):	Plumbing Water Distribution (inside building):
Public	Copper	Copper

Items

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

(Picture 1) Main metering device and shut off valve

(Picture 2) Main shut off valve - 12209 & 12211

(Picture 3) Main shut off valve - 12205 & 12207



4.3 Picture 1 West exterior - next to unit 1



4.3 Picture 2 Next to metering device



4.3 Picture 3 Office exterior wall

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

It appears fuel system meters have been removed from property.



4.4 Picture 1



4.4 Picture 2

4.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Not Present

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

5(A). Unit # 12205 - D

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

Items

5.0.A CEILINGS

Comments: Inspected, Repair or Replace



Are where roof has need repaired recently. Moisture is still present.



5.0.A Picture 1 12205 - D - Roof leak has been repaired

5.1.A WALLS

Comments: Inspected, Repair or Replace



(Picture 1 - 3) Moisture stains/damage are present. Water penetration is coming from turbines, window leaks and roof leaks.



5.1.A Picture 1



5.1.A Picture 2



5.1.A Picture 3

5.2.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace



Window pane is missing.

5.3.A HEATING EQUIPMENT

Comments: Inspected, Repair or Replace



(Picture 1) Water heater is rusted at bottom.



5.3.A Picture 1

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

5(B). Unit # 12209 - 3

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

Items

5.0.B OUTLETS AND WALL SWITCHES

Comments: Inspected, Repair or Replace



(Picture 1) Water heater switch needs a cover plate.



5.0.B Picture 1

5.1.B SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Repair or Replace



(Picture 1) Circuit breaker is double tapped.



5.1.B Picture 1

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

5(C). Unit # 12205 - B

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

Items

5.0.C OUTLETS AND WALL SWITCHES

Comments: Inspected, Repair or Replace



(Picture 1) Kitchen counter outlets are not working.



5.0.C Picture 1

5.1.C COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace



(Picture 1 & 2) Both A/C panels are missing and controls are damaged.



5.1.C Picture 1



5.1.C Picture 2

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

5(D). Unit # 12207 - A

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

Items

5.0.D PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Comments: Inspected, Repair or Replace



Kitchen faucet leaks at base.



5.0.D Picture 1

5.1.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Comments: Inspected, Repair or Replace



(Picture 1) Toilet is loose at floor.



5.1.D Picture 1

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

5(E). Unit # 12207 - B

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

Items

5.0.E PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Comments: Inspected, Repair or Replace



(Picture 1) Kitchen faucet sprayer is not mounted properly.



5.0.E Picture 1

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

5(F). Unit # 12211 - 6

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

Items

5.0.F HEATING EQUIPMENT

Comments: Inspected, Repair or Replace



(Picture 1) Water heater electrical wiring is not correct. Fitting is missing.



5.0.F Picture 1

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

6. Electrical System for Building

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

Electrical Service Conductors:

Overhead service

Electric Panel Manufacturer:

GENERAL ELECTRIC

Styles & Materials

Panel capacity:

100 AMP

Branch wire 15 and 20 AMP:

Copper

Panel Type:

Circuit breakers

Wiring Methods:

Romex

Conduit

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number.)

Comments: Inspected, Repair or Replace

 (Picture 1) Sprinkler timer box door lock is damaged.

(Picture 2) Circuit panel cover is missing a screw.

(Picture 3) Exposed wiring needs to be protected.

(Picture 4) Old electrical service pipe should be removed.



6.3 Picture 1 12209 - FPL room



6.3 Picture 2 12209 - FPL room



6.3 Picture 3 12209- FPL room



6.3 Picture 4 12209- FPL room

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

(Picture 1) Main panels - FPL rooms



6.6 Picture 1 FPL room

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

7. Lawn Sprinklers

Items

7.0 SPRINKLER OPERATION

Comments: Inspected

7.1 CONTROLLERS

Comments: Inspected

7.2 VISIBLE CONNECTIONS OR CLAMPS

Comments: Inspected

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Inspect It, Inc.

General Summary



Inspect It, Inc.

**9291 SW 18 RD
Boca Raton, FL
954-684-5188**

Customer

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing, Roof Structure, Chimneys, and Attic

1.0 ROOF COVERINGS

Inspected, Repair or Replace \$50,000 - \$60,000



12205, 12207, 12209, 12211 & Office - The roof coverings are old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.

(Picture 7) 12209 - Chimney cap is rusted and not secure to chimney.

(Picture 10) 12205 - The tree limbs that are in contact with roof or hanging near roof should be trimmed.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace



See termite report.

2.1 DOORS (Exterior)

Inspected \$10,000 - \$12,000

2. Exterior



(Picture 1 - 17) - Several front doors for the apartments have no threshold at the bottom of the door. This part of the door framing is missing, allowing water to penetrate the doorway and enter the building. Door frames and doors have moisture damage present.

(Picture 18 - 21) - FPL electrical service doors and frames have moisture damage present.

2.2 WINDOWS

Inspected, Repair or Replace \$10,000 - \$12,000



12205, 12207, 12209 - Windows at the roof's edge are original and deteriorating. These windows are allowing water to penetrate the building walls. These windows should be replaced.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace \$1,000 - \$1,500



Awnings throughout property have deficiencies as follows:

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace \$5,000 - \$7,000



(Picture 1) It appears tree roots are lifting the walkway and this is a trip hazard.

2.6 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace \$2,501 - \$5,000



See termite report.

Various areas throughout the property have moisture damage.

5(A). Unit # 12205 - D

5.0.A CEILINGS

Inspected, Repair or Replace



Are where roof has need repaired recently. Moisture is still present.

5.1.A WALLS

Inspected, Repair or Replace \$1,000 - \$1,500



(Picture 1 - 3) Moisture stains/damage are present. Water penetration is coming from turbines, window leaks and roof leaks.

5.2.A DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace \$0 - \$100



Window pane is missing.

5.3.A HEATING EQUIPMENT

Inspected, Repair or Replace \$400 - \$500



(Picture 1) Water heater is rusted at bottom.

5(B). Unit # 12209 - 3

5.0.B OUTLETS AND WALL SWITCHES

Inspected, Repair or Replace \$0 - \$100

5(B). Unit # 12209 - 3



(Picture 1) Water heater switch needs a cover plate.

5.1.B SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

\$101 -
\$150



(Picture 1) Circuit breaker is double tapped.

5(C). Unit # 12205 - B

5.0.C OUTLETS AND WALL SWITCHES

Inspected, Repair or Replace

\$150- \$250



(Picture 1) Kitchen counter outlets are not working.

5.1.C COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

\$400- \$500



(Picture 1 & 2) Both A/C panels are missing and controls are damaged.

5(D). Unit # 12207 - A

5.0.D PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected, Repair or Replace

\$101 - \$150



Kitchen faucet leaks at base.

5.1.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected, Repair or Replace

\$150- \$250



(Picture 1) Toilet is loose at floor.

5(E). Unit # 12207 - B

5.0.E PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected, Repair or Replace

\$101 - \$150



(Picture 1) Kitchen faucet sprayer is not mounted properly.

5(F). Unit # 12211 - 6

5.0.F HEATING EQUIPMENT

Inspected, Repair or Replace

\$101 - \$150



(Picture 1) Water heater electrical wiring is not correct. Fitting is missing.

6. Electrical System for Building

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number.)

Inspected, Repair or Replace

\$400 - \$500



(Picture 1) Sprinkler timer box door lock is damaged.

(Picture 2) Circuit panel cover is missing a screw.

6. Electrical System for Building

(Picture 3) Exposed wiring needs to be protected.

(Picture 4) Old electrical service pipe should be removed.

building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Inspect It, Inc.
9291 SW 18 RD
Boca Raton, FL
954-684-5188
Inspected By: John J. Brown

Inspection Date: 11/21/2012
Report ID: 20121121-2

Customer Info:	Inspection Property:
 Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: