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Post Office Box 867, Dunedin Florida 34697-0867

Tel: (727) 446-0110 Fax: (727) 461-3725

Property Inspected for:

0



Property Address:

0

Largo, Florida

Date of inspection:

Monday, February 18, 2013

Inspection Information Sheet

Inspection Information:

Date of Inspection: Monday, February 18, 2013
at 9:00 am
Property Address: Largo, Florida
Inspection Type: Commercial
People Present: Client

Contact Information:

→ **Client (s):** .
Cell Phone: .
E-Mail: .
Billing Address: .
Alternative Phone: .
→ **Selling Agent:** .
Cell Phone: .
E-mail: .
Company: .
Work Phone: .
→ **Listing Agent:** .
Cell Phone: .

Building Information:

Building type: Commercial
Construction type: Concrete block
Foundation type: Concrete slab
Number of stories: 2
Residence status: Occupied
Out-buildings: Accessory dwelling

Approximate building orientation: South
Recent weather conditions: Sunny and dry
Current temperature: 55 F
Main water shut-off valve at: Exterior south wall
Main electrical breaker at: Electric closet
Main gas shut off: N/A

Approximate age of building: 34 years
Approximate total square footage: 26020
Approximate living area: 25588
Crawl space square footage:

Billing Information:

Base Fee:
TOS @ \$150/hr:
Admin/Report:

Core Inspection: \$0
Additional Services: \$0
Sub Total: \$0
Adjustments: _____
TOTAL DUE: \$0

Report Summary

This summary should not be used in lieu of reading and understanding the entire report as the report contains information and limitations pertinent to the summary. The items listed as needing repair, replacement, servicing, or further evaluation, may not necessarily be contractual in nature. This report should be read in conjunction with your contract to determine which items are contractual. Any areas of uncertainty should be clarified by consulting your real estate agent or attorney.



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EXTERIOR

- 1 The paint on the building is quite badly weathered and several areas of rust are starting to show through. I strongly recommend repainting the building at this time.
- 2 I recommend removing the rusted ledger board from the SE corner of the building.
- 3 Improve the seal around the east wall bay door trim and repair the damaged stucco as needed.
- 4 Wood siding on the north and south wing stairwells is badly deteriorated and needs to be repaired or replaced.
- 5 Several areas of unfinished wall exterior were noted on the accessory structure. These areas should obviously be carefully finished and sealed to insure a watertight building envelope.
- 6 Very heavy plant growth and numerous cracks on the exterior north wall of the building were noted. This wall has been neglected through the foreseeable past. I strongly recommend fully cleaning this wall and carefully preparing it for paint. Anticipate that repairs will be needed to corner bead and control joints and at several of the more severe stucco cracks that have accepted moisture for many years. Some V cutting and masonry patching will be necessary on several of the more pronounced cracks.
- 7 There is some damaged stucco on the upper level wall over the east wing stairwell that needs to be repaired.
- 8 Scuppers and downspouts are missing from the south wall east side roof drains. These drains need to be better flashed and sealed and scuppers and downspouts need to be installed.



GROUNDS

- 1 There is what appears to be an old disconnected well point in the SE corner of the property that should be removed.
- 2 The irrigation system is not operational. Many broken heads were noted and the wiring at the control box is exposed and damaged. Anticipate the need to completely refurbish the irrigation system.
- 3 The retention area on the far east side of the property is heavily overgrown and needs to be cleared to ensure proper operation.
- 4 Extensive erosion down the north side of the main building needs to be corrected at this time.
- 5 Deep erosion at the front of the building at roof drains should be corrected at this time. Also, the drains should be extended out further away from the base of the walls.



ROOF

- 1 Short parapet cap flashing at the far SE corner of the accessory structure was noted and needs to be corrected. The parapet cap flashing on this roof is generally in poor condition and it may be wise to simply replace it at this time.
- 2 The north wall gutter system is badly damaged and is quite small for a building of this size. I recommend having this gutter system completely replaced at this time.
- 3 Extensive debris storage on the main roof needs to be cleared for safety.
- 4 Numerous areas of very heavy deterioration were noted to the older modified bitumen membrane. Lifting membrane, crumbling membrane, bubbling, depressions that hold water, reverse laps, etc. were noted. In general, the older modified bitumen has completely failed and needs to be replaced.
- 5 Most metal flashings at the various curbs and parapet walls are badly rusted and should be repaired or replaced at this time.
- 6 Missing and damaged parapet flashing at the far West side of the building needs to be corrected.
- 7 Split and open membrane was noted at the parapet walls at the SW section of the building.
- 8 There is a section of loose parapet flashing over the front entry area West side.
- 9 The issues noted above are just a few specific examples of the obvious deficiencies on the roof. It is my opinion that the roof should be replaced at this time. I recommend obtaining a second opinion by a licensed roofer.



INTERIOR

- 1 Stairwell handrails are loose and should be secured for safety.
- 2 All exposed wall framing, missing doors, unfinished construction in general, needs to be addressed for safety.
- 3 At least two masonry columns in the upper mezzanine East side have been removed or modified. I recommend having these checked by an engineer or general contractor to make sure that they were not structural components and repair them as needed.
- 4 The ladies bathroom countertops are very poorly supported and are starting to fail. These need to be corrected at this time for safety.
- 5 Replace all missing and damaged ceiling tiles as needed.
- 6 Both saunas were found to be non-operational and in very unhygienic and poor condition. Extensive updating is needed in these rooms for safety and functionality.
- 7 Water and fungal damage to a wall in the Jacuzzi equipment room in the ladies bathroom was noted and needs to be repaired.



PLUMBING

- 1 The pipe connection at what appears to be the main shutoff valve on the exterior wall south side of the building is badly rusted and should be reworked at this time.
- 2 Very low water pressure at the men's bathroom sinks was noted and needs to be corrected.
- 3 The water heater in the ladies bathroom does not appear to be functional.
- 4 Have a plumber correct all miscellaneous deficiencies with the plumbing system, such as missing fixtures, faulty sink stoppers, etc.
- 5 There is a leaky hose bib in the utility closet in the ladies bathroom area.



ELECTRICAL

- 1 Electrical junction boxes at the exterior front walkway lighting are all damaged and inundated with dirt. The boxes need to be reworked at this time and ideally raised.
- 2 A badly deteriorated 50 amp fuse box on the exterior north wall of the accessory structure should be removed.
- 3 Many open junction boxes and exposed wire connections were noted throughout the building.
- 4 I strongly recommend having a licensed electrician fully evaluate the system for safety and compliance and make all needed repairs and updates at this time.



HVAC

- 1 I strongly recommend having the entire HVAC infrastructure evaluated by a licensed specialist as I strongly suspect that extensive repairs and modifications to the systems will be needed at this time.

All quotes and work should be carried out by licensed professionals.

Inspector: James Booth


signed

2/18/2013
date



STRUCTURAL

Foundation type:	Concrete Slab on grade	Crawl space entrance at:	N/A
Sub-structure type:	N/A	Crawl space screened:	N/A
.		Visible evidence of:	N/A
.			
Crawl Space:	None		

Structural elements of the building are inspected visually with no destructive testing performed. Both frame and masonry buildings can develop settlement cracking to interior finishes and exterior hard surfaces. Only abnormal or unusual cracks will be commented on in detail.

Related Notes:

I was unable to access the east side accessory structure. The exterior of the building was viewed from the ground and the roof of the building was viewed from the upper level roof of the main structure. The main building is a masonry structure. The structure appears to be generally sound. There has been some movement to the building over the years as noted by numerous step cracking in the exterior walls. The cracking has been accentuated by lack of maintenance, water intrusion, and algae growth. None of the cracking that was seen appears to be unusual or concerning from a structural perspective. Obviously, with all signs of movement to a structure, be aware of the areas that exhibit the most movement and monitor them in the future. The interior structural elements were not able to be viewed in detail due to limited access and interior build out. There were no visible signs noted anywhere in the structure that indicate unusual or concerning settlement.

Maintenance Items:

- 1 It is very important to maintain the grading around the building to ensure that moisture retention at the foundation does not exist. Improvements are needed all the way around the building at this time. Additional details can be found on the GROUNDS page.

Structural Figures

1



Front elevation

2



Right side elevation

3



Rear elevation

4



Left side elevation



EXTERIOR

Wall type:	Masonry	Stairs:	None
Primary Surface:	Hard coat stucco	Limited accessibility:	Yes, see below
Secondary Surface:	Wood paneling & EIFS	Handrails:	None
Soffits:	Stucco	Attached structures:	
Fascias:	N/A	Deck/Balcony supports visible:	
Trim:	Stucco	Garage type:	Integral
Doors:	Metal	Door opener tested:	No

Exposed wood is prone to water and termite damage and should be sealed and painted regularly. Keep all wood trim and siding away from the grade and mulch. Maintain caulking around windows, doors, cracks and joints.

Related Notes:

The exterior of the building was given a visual inspection from the ground. The exterior was found to be generally sound but in need of extensive TLC. It appears that the exterior of the building was partially refreshed approximately 10 years ago. Work appears to have been performed on the south facing façade of the building. The accessory structure exterior and other sides of the main building were generally found to be in a state of advanced deterioration. Several repairs and a number of maintenance recommendations are detailed below. Thanks to the overall integrity of the original construction, the building has stood up against the elements fairly well but many issues need to be addressed at this time, see below.

Maintenance Items:

- 1 The sealant around the windows is deteriorated. It is particularly important to maintain the sealant around the perimeter of the windows at the intersection with the masonry. Improvements are needed at this time.
- 2 The two colored side panels on the sides of the front entry area appear to be EIFS (Exterior Insulated Form System) panels and it may be wise to replace them with traditional hard coat stucco in the future as they are prone to water intrusion issues and frowned upon by most insurance companies.

Immediate Repairs:

- 1 The paint on the building is quite badly weathered and several areas of rust are starting to show through. I strongly recommend repainting the building at this time.
- 2 I recommend removing the rusted ledger board from the SE corner of the building.
- 3 Improve the seal around the east wall bay door trim and repair the damaged stucco as needed.
- 4 Wood siding on the north and south wing stairwells is badly deteriorated and needs to be repaired or replaced.
- 5 Several areas of unfinished wall exterior were noted on the accessory structure. These areas should obviously be carefully finished and sealed to insure a watertight building envelope.
- 6 Very heavy plant growth and numerous cracks on the exterior north wall of the building were noted. This wall has been neglected through the foreseeable past. I strongly recommend fully cleaning this wall and carefully preparing it for paint. Anticipate that repairs will be needed to corner bead and control joints and at several of the more severe stucco cracks that have accepted moisture for many years. Some V cutting and masonry patching will be necessary on several of the more pronounced cracks.
- 7 There is some damaged stucco on the upper level wall over the east wing stairwell that needs to be repaired.
- 8 Scuppers and downspouts are missing from the south wall east side roof drains. These drains need to be better flashed and sealed and scuppers and downspouts need to be installed.

Exterior Figures

1



Deteriorated sealant at windows

2



EIFS panels are poorly sealed and are prone to water intrusion

3



Steel ledger on the south wall should be removed

4



East side bay door frame is damaged

Exterior Figures

5



Example of unfinished facade of the accessory structure

6



Example of damaged wood panels on stairwells

7



North wall is in a very poor state

8



Heavy plant growth and algae on the north wall indicates extensive moisture intrusion

Exterior Figures

9



Example of deeper crack that will require appropriate patching

10



Anticipate loose stucco at several areas that will need to be removed and patched

11



Damaged stucco on the upper east wall at the stairwell roof



GROUNDS

Parking: Asphalt
Walkways: Concrete & Asphalt
Patios: Concrete
Partitions: Wood

Overall grading: Negative grade*
Irrigation system: Yes, Automatic
of zones: N/A
Irrigation source: Undetermined
Retaining walls/bulkheads: Block

Most concrete driveways, paths, patios and walls will crack. This is not normally a structural problem and only major defects will be noted in this report.

Related Notes:

The grounds have not been maintained very well in recent history. Areas of erosion and uneven ground were noted. See below for the details and maintenance recommendations. The parking area is also quite badly deteriorated with several large patches and areas of damaged and uneven asphalt. Budget to rework the parking area quite extensively in the near future.

Maintenance Items:

- 1 Fairly extensive soil erosion has occurred in the flower beds around the front of the building. It appears that approximately 3 to 4 inches of soil erosion has occurred over the years near the perimeter of the structure. I strongly recommend improving the grading and installing a ground cover that will resist future erosion.
- 2 Hydrostatic pressure is starting to affect the integrity of the built up planters on the front of the building. These planter walls are starting to shift. It would be wise to consider excavating soil from the interior of the planters in order to be able to drill drainage holes and install filter material to help reduce future hydrostatic pressure.

Immediate Repairs:

- 1 There is what appears to be an old disconnected well point in the SE corner of the property that should be removed.
- 2 The irrigation system is not operational. Many broken heads were noted and the wiring at the control box is exposed and damaged. Anticipate the need to completely refurbish the irrigation system.
- 3 The retention area on the far east side of the property is heavily overgrown and needs to be cleared to ensure proper operation.
- 4 Extensive erosion down the north side of the main building needs to be corrected at this time.
- 5 Deep erosion at the front of the building at roof drains should be corrected at this time. Also, the drains should be extended out further away from the base of the walls.

Grounds Figures

1



Parking general view

2



Example of about 4" of soil loss around the building

3



Movement to the front wall planters

4



Example of damage to the parking areas

Grounds Figures

5



Example of damage to the parking areas

6



Suspected old well point

7



Damage to parking areas

8



Heavy erosion at the NE corner



ROOF

Main roof covering:	Mod. Bitumen	5+ yrs	Other roof coverings:	Built up asphalt	34 yrs
				· Metal	34 yrs
Main roof shape:	Flat		Penetrations:	Plumbing & Vents	
Active leaks:	Yes, see below			· & Drains & Other	
Recent roof updates:	Yes,	~5 yrs	Visible damage/deterioration:	Yes, see below	

Remaining useful life of main roof surface (apprx): 0 yrs
Overall condition of main roof surface: Repairs needed, see below

Related Notes:

The roof of the accessory structure was not directly accessed but was viewed from the upper level roof of the main building. The roof appears to be the original metal surface and has been patched several times over the years. With proper maintenance, this roof should be able to survive for many more years, see below. The stairwell roofs appear to be newer modified bitumen membranes, perhaps within 5 years and are in fair condition overall. Numerous patching has been made to the main roof with a large amount of it appearing to also be within 5 or so years old. Approximately 60% of the main roof was replaced within the past 20 to 25 years and several sections of original gravel roof still exist. The main roof was found to be in extremely poor condition overall and in a highly deteriorated state with very crudely installed patches. Attempts have been made to extend the life of this roof, however, there is a time when repeated patch repairs are simply not affective or logical. It is my opinion that this roof has exceeded it's useful life and should be budgeted for replacement at this time. I strongly recommend consulting with a licensed roofer in order to get a second opinion and to help gauge potential costs. Several specific points of concern are noted below.

Maintenance Items:

- 1 I strongly recommend fully cleaning and sealing the metal roof on the detached accessory structure. This should be done soon in order to extend the life of this roof surface.
- 2 Extremely uneven roof decking was noted and I strongly suspect that fiber boards installed on top of the metal deck are badly deteriorated. Budget to replace many boards when the roof is replaced.

Immediate Repairs:

- 1 Short parapet cap flashing at the far SE corner of the accessory structure was noted and needs to be corrected. The parapet cap flashing on this roof is generally in poor condition and it may be wise to simply replace it at this time.
- 2 The north wall gutter system is badly damaged and is quite small for a building of this size. I recommend having this gutter system completely replaced at this time.
- 3 Extensive debris storage on the main roof needs to be cleared for safety.
- 4 Numerous areas of very heavy deterioration were noted to the older modified bitumen membrane. Lifting membrane, crumbling membrane, bubbling, depressions that hold water, reverse laps, etc. were noted. In general, the older modified bitumen has completely failed and needs to be replaced.
- 5 Most metal flashings at the various curbs and parapet walls are badly rusted and should be repaired or replaced at this time.
- 6 Missing and damaged parapet flashing at the far West side of the building needs to be corrected.
- 7 Split and open membrane was noted at the parapet walls at the SW section of the building.
- 8 There is a section of loose parapet flashing over the front entry area West side.
- 9 The issues noted above are just a few specific examples of the obvious deficiencies on the roof. It is my opinion that the roof should be replaced at this time. I recommend obtaining a second opinion by a licensed roofer.

Roof Figures

1



General view of east field

2



General view of west field

3



Accessory structure roof

4



Deterioration to the accessory structure parapet cap flashing

Roof Figures

5



Stairwell roofs are newer

6



Deteriorated and crude intersection of gravel and older mod. bit. roofs

7



Example of many lifting sections of mod. bit.

8



Example of badly rusted flashings

Roof Figures

9



Roof drains are badly deteriorated

10



Example of widespread and poorly installed patches to the roof

11



Loose cap flashing at the west side over the front entry

12



Piles of debris on the roof need to be removed

Roof Figures

13



More recent repairs appear to be within 5 years old

14



Very uneven roof deck

15



Depressions at the deck hold water

16



Deteriorated and open membrane at the west side parapet walls

Roof Figures

17



Missing and damaged cap flashing at the far west side of the roof

18



The gutter system needs to be replaced at this time

19



Old membrane has completely worn away

20



Poorly integrated cap flashing and membrane



ATTIC

Attic access:	Through ceiling tiles	Ventilation:	Soffit	& Gable vents
Roof Framing:	Steel trusses		.	
Sub roofing:	Metal	Insulation:	Foam	
Water stains:	Yes, see below	Thickness:	3-4 inches	
Visibility limited by:	Insulation	& Ducting	R value:	19
	.	& Equipment	& Vaulted ceilings	

Inspection of the attic areas will include checking for structural defects in the framing system, evidence of past/present roof leaks, and termite activity and damage. Plumbing vents, radon vents, and all exhaust fan vents should extend through the roof to remove gases and fumes to the exterior. Air conditioning ductwork should be checked routinely and open joints re-taped. There should be a minimum of 6 inches of insulation in the attic. Attics should be well ventilated with either soffit, gable or ridge vents. Turbines and fans can also be very useful. Unless stated, no visible signs of urea-formaldehyde or asbestos insulation was detected during the inspection. However, it is not possible to guarantee that it does not exist in hidden, concealed or inaccessible areas.

Related Notes:

Ceiling tiles were removed in several random locations from the upstairs area in order to get a visual assessment of the attic space. Visibility was very limited due to ducting, and limited access. Also, insulation installed on the underside of the roof in the west wing of the building also limited visibility. The roof framing was found to be a steel truss system resting on the outer masonry walls and on top of two central steel 'I' beams running east and west. Evidence of water intrusion was noted in a number of areas around the perimeter of the building as well as in the center field of the roof. Considering the condition of the roof, this is not surprising. None of the areas of water intrusion appeared to have caused any significant rusting or structural damage to the truss system. Obviously, due to my limited access I was unable to view all trusses or areas of concern and you should anticipate that there may be hidden areas of water damage that will become evident during the renovation process.

Maintenance Items:

- 1 Insulation is only installed in a partial section of the building. Adding insulation throughout may be wise.

Attic Figures

1



General attic view

2



Attic general view

3



Foam insulation in the west area of the building



INTERIOR

Walls:	Drywall	Screens:	No
Ceilings:	Drywall	Doors:	Solid core & Solid core
Floors:	Other & Carpet	Tile work:	Repairs needed
	• & Ceramic tile	Stairs/landings:	Concrete
Windows:	Metal Fixed pane	Safety issues:	Yes, see below
	•	Fireplace:	N/A
	•		
Water stains:	Walls & Ceilings		

The various stress and settlement cracks that develop in the inner walls are normal and cosmetic and will not be commented on unless they are serious in nature. Nail pops are also cosmetic. We cannot comment on cracks in concrete floors that are covered by carpeting etc. at the time of the inspection.

Related Notes:

Many areas of the interior were not accessed including several of the older racquetball courts, the men's bathroom Jacuzzi room, the accessory dwelling unit, as well as other miscellaneous rooms. The interior of the building was given a brief and cursory walk-through survey. The interior revealed several areas of unfinished work and dated cosmetic elements, as well as cosmetic damage to walls, ceilings, and floors. Numerous areas of water intrusion were noted on the interior as a result of roof leakage as well as moisture penetration through the exterior walls. Luckily, the moisture intrusion appears to have only caused cosmetic damage at this time and should be a non-issue once the building envelope is properly addressed. The items listed below as 'immediate repairs' are not a complete list of the repairs that are needed to the building. It is quite obvious that extensive interior renovation should be performed at this time for both the purposes of functionality as well as safety. The list below is a representative example of observations.

Maintenance Items:

- 1 Jacuzzi equipment has been removed and the units are drained. Anticipate that a complete refurbishment of Jacuzzi systems will be needed in order to return them to normal operating condition.

Immediate Repairs:

- 1 Stairwell handrails are loose and should be secured for safety.
- 2 All exposed wall framing, missing doors, unfinished construction in general, needs to be addressed for safety.
- 3 At least two masonry columns in the upper mezzanine East side have been removed or modified. I recommend having these checked by an engineer or general contractor to make sure that they were not structural components and repair them as needed.
- 4 The ladies bathroom countertops are very poorly supported and are starting to fail. These need to be corrected at this time for safety.
- 5 Replace all missing and damaged ceiling tiles as needed.
- 6 Both saunas were found to be non-operational and in very unhygienic and poor condition. Extensive updating is needed in these rooms for safety and functionality.
- 7 Water and fungal damage to a wall in the Jacuzzi equipment room in the ladies bathroom was noted and needs to be repaired.

Interior Figures

1



Water intrusion through walls

2



Numerous stained and damaged ceiling tiles

3



Upper mezzanine

4



Interior view

Interior Figures

5



Example of unfinished interior trim-out

6



Example of unfinished interior wall framing

7



Ladies bathroom countertop is loose and not safe

8



Missing shower in ladies bathroom

Interior Figures

9

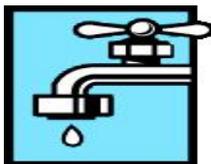


Water and fungal damage to the wall in the ladies Jacuzzi equipment room

10



Ladies Jacuzzi view



PLUMBING

Service:	Public water & sewer	Age of system:	34
Water meter checked:	Yes	Year of recent upgrades:	Various
Water main:	Undetermined	Water heater (s):	Electric
Supply pipes:	CPVC & Copper	Capacity:	? gallons total
.		Age:	? years
Drain pipes:	PVC	Water softener:	No
.		Backflow preventers:	Recommended
Hose bibs:	Adequate		

Is the Plumbing System in good working order? Acceptable Condition, with exceptions (see below)

Most public water in this area has a pressure range of 50 to 70 psi. You should be familiar with the location of the main water shut-off valve in the event of an emergency (see cover sheet). Sometimes low water pressure at a single faucet can be attributed to a clogged aerator filter. All plumbing fixtures must be either vented to the exterior via vent stacks to allow gasses to escape or connected with an air admittance valve to allow for proper drainage. Some liquid or crystal drain openers or cleaning chemicals are harmful to PVC piping, and it is recommended that you check the instructions on the product before using. Water heaters must be fitted with temperature pressure relief valves and the valve must have an extension on it that terminates no higher than 18 inches from the floor, or extends to the exterior of the building. Water heaters should be partially drained every 12 months to get rid of sediment build-up.

Related Notes:

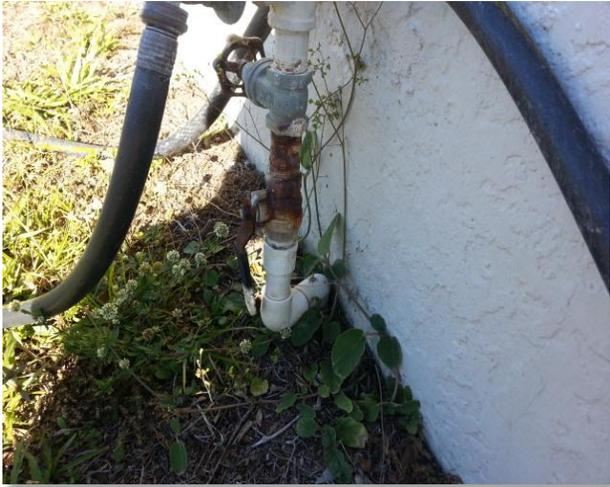
The system was given a cursory inspection. Not all elements of the system could be inspected or tested.

Immediate Repairs:

- 1 The pipe connection at what appears to be the main shutoff valve on the exterior wall south side of the building is badly rusted and should be reworked at this time.
- 2 Very low water pressure at the men's bathroom sinks was noted and needs to be corrected.
- 3 The water heater in the ladies bathroom does not appear to be functional.
- 4 Have a plumber correct all miscellaneous deficiencies with the plumbing system, such as missing fixtures, faulty sink stoppers, etc.
- 5 There is a leaky hose bib in the utility closet in the ladies bathroom area.

Plumbing Figures

1



Main water shut-off valve

2



Ladies bathroom water heater



ELECTRICAL

Total System Amps: Undetermined **Year last Updated:** **Age of main panel:**

Main Panel Amps: amps not known **Sub Panel Amps:**

Main Panel Make: **Sub Panel Make(s):**

Main disconnect: **Branch circuit disconnect:**

Main service wire: **Branch circuitry type:**

GFCI's: **Smoke alarms:**

AFCI's: **CO detectors:**

Is the Electrical System in good working order? No (see below)

GFCI (ground fault circuit interrupters) and AFCI (arc fault circuit interrupters) are protective devices designed to shut off the power to certain circuits in the event of a problem on that particular line and are required on all new homes and recommended for older homes on all circuits with close proximity to water, on all outside circuits and for bedroom circuits. They should be tested periodically as per the manufacturers instructions. The house main must be grounded securely, either to a metal ground spike or a plumbing pipe. If the service entry wires come into the house via a pole or mast, they must be securely anchored and kept clear of tree limbs. If the panel is located on the exterior of the home, it is wise to trip and reset the breakers periodically to help prevent corrosion build-up and the risk of sticking breakers. Always have a licensed electrician make all electrical repairs in the home for safety.

Related Comments:

The system was not able to be fully evaluated as the electrical room was locked at the time of the inspection. The overall installation of the system, as could be seen at the time of inspection, appears to be quite crude and has been modified in stages over the years with numerous unfinished projects obviously present. Several issues were identified that pose potential safety risks at this time and are detailed below. The fire safety equipment was not inspected or tested, have a specialist evaluate this system.

Maintenance Items:

- 1 Light fixtures in the soffits around the exterior of the building are very crudely finished and sealed. It would be wise to consider adding appropriate trim kits onto the light fixtures in order to help keep animals out of the attic space.

Immediate Repairs:

- 1 Electrical junction boxes at the exterior front walkway lighting are all damaged and inundated with dirt. The boxes need to be reworked at this time and ideally raised.
- 2 A badly deteriorated 50 amp fuse box on the exterior north wall of the accessory structure should be removed.
- 3 Many open junction boxes and exposed wire connections were noted throughout the building.
- 4 I strongly recommend having a licensed electrician fully evaluate the system for safety and compliance and make all needed repairs and updates at this time.

Electrical Figures

1



Exposed wires on the roof

2



Damaged junction boxes at exterior lighting

3



Poorly sealed soffit lighting

4



Example of many miscellaneous wiring deficiencies noted throughout the building



Heating/Cooling

*Ages are approximate. The external unit (condenser) should be maintained in a level position and kept clear of shrubbery, etc. for maximum air flow. Most systems have a separate air handler and filter inside the house. Condensate run-off is usually by gravity but sometimes a lift pump is deployed. Some overflow drain pans are fitted with float switches which are designed to shut the system down in the event of excess water in the drain pan (usually caused by blocked condensate drain pipe), and thus avoid water spillage. Window air conditioners should tilt outwards to project condensation away from the property. The normal acceptable cooling temperature differential between the supply and return air is 15 to 21 degrees. Any number outside of this range usually indicates a need for servicing. **It is not recommended to operate the air conditioning system unless the outside temperature is over 65 degrees as this can damage the compressor. Likewise, you should not operate the heating cycle of a heat pump unless the outside temperature is under 65 degrees. Never turn the heating or cooling on and off in rapid succession.***

Related Notes:

The main building utilizes several air-conditioning systems. It appears that the vast majority of the systems are non-functional. There are two original Trane rooftop units (RTU's), a 20-ton 2003 Goodman RTU, a mid-90's 10-ton International Comfort RTU, two 7.5-ton Goodman split systems dated 2003, a 1995, 7.5-ton Goodman split system, a 2002, 4-ton Goodman split system, and there is also an unidentified split system that is at least 20 years old. The accessory building has a 10-ton system dated 2003. The system was turned off at the time of the inspection and was not tested. None of the air-conditioning systems were tested or inspected in detail. Air handlers and associated ducting was also not inspected. I strongly recommend having the entire HVAC infrastructure evaluated by a licensed specialist as I strongly suspect that extensive repairs and modifications to the systems will be needed at this time.

Immediate Repairs:

- 1 I strongly recommend having the entire HVAC infrastructure evaluated by a licensed specialist as I strongly suspect that extensive repairs and modifications to the systems will be needed at this time.