BUILDING INSPECTION REPORT

Report Number
908

Subject Property

631 Greene Street
Restaurant
Key West, FL
33040

Client Information

Client Name Key West Historic Seaport

Inspection Details

Inspection Date: **04/24/2017**

Inspection Time: 9:00 AM

Inspection Conducted By

Kross Inspectors
12155 Metro Parkway, 4
Fort Myers, FL, 33966
Phone: (877) 496-4662
Fax:
E'Mail: commercial@krossinspectors.com
Web: www.krossinspectors.com

Inspected by:
Kross Inspectors
Inspector's Signature:

Signature Date
4/24/2017
Inspector Education Services
Commercial Certification
IES12012001,
Date:1/20/2012

Property Inspection Report

Table of Contents

1 PROPERTY AND INSPECTION INFORMATION

SUBJECT PROPERTY

The Property located at:
631 Greene Street Restaurant , Key West
was inspected on 04/24/2017 at approximately 9:00 AM

The style of this building is: Detached

The approximate year built is: 1971

Stories above grade: Single Floor
The Approximate Living Area Is: 18653
The Approximate Building Area Is: 18653

AMBIENT CONDITIONS
Temperature: 78 Degrees
Clear
Light Wind
Recent Rains

Location descriptions reference orientation as if viewing the property from the front, representing either facing the front entry door.

This Report is provided as information to the Client(s): Key West Historic Seaport

In attendance at the inspection were:	Client Tenant Employees

SCOPE OF INSPECTION

This Report is intended to provide the user with an overall assessment of the property condition and operability of certain mechanical systems as of the Inspection date.

A visual Inspection and physical testing of mechanical equipment as outlined within the Kross Inspectors Standards of Practice for Commercial Properties, otherwise known as the Scope has been performed on accessible components of the Exterior Site, Exterior Structure, Roof, Interior Elements, Heating and Cooling Systems, Insulation and Ventilation Systems, Plumbing Systems, and Electrical Systems.

The Inspection Procedures include incorporation of Standards as referenced by ASTM International E2018-15 for Property Condition Assessments.

The Scope of the assessment in detail may be found by visiting www.krossinspectors.com/sopcomm.

Kross Inspectors has performed a visual Inspection of property elements in order to report on abnormalities and damages, to be labeled as DEFICIENCIES within this Report.

The Inspection process may include use of equipment deemed necessary by the Inspector in order to complete the assignment. This equipment may include, but is not limited to: Electrical Testing and Measurement Devices, Moisture Measurement Devices, Thermal Imaging Cameras, Infrared Thermometers, etc.

Invasive or destructive devices and techniques are not utilized unless otherwise noted in addition to the Scope of the assignment and with prior written authorization by the property owner or owner responsible party.

The user of this Report should note that Limitations and Exclusions of Elements and Systems will always apply. These limitations and exclusions are listed within the Scope as well as within each section of this Report.

Due to Limitations and Exclusions as found within every Inspection, this Report should not be considered a warranty or guarantee regarding future performance of any system or element Inspected.

The user of this report should note that the word "home" may appear in some fixed content within the report. For efficiency and accuracy, this report writing software has been utilized and some "static" content may not be altered by the author. In these cases, simply consider replacing the word "home" with "building" in order to place in proper context.

Deficiencies as observed in the course of inspection are noted within each element section and in the attached Deficiencies Report. The User of this inspection report should take into consideration the entire report when making decisions about the current condition of the subject property.
The following systems were inspected, with the full report describing the characteristics of these systems:
Roof System
Exterior Elements
Structural System
Interior Elements
Insulation and Ventilation Systems
Heating and Cooling Systems
Plumbing System
Electrical System

LIMITATIONS
Terms used within the Deficiency Report provide details of observations made in the course of the building inspection. In reporting an observation, the inspector is providing an opinion that the condition is considered to be a deficiency when the function or operation of the observed item does not meet the intended use or performance.

LOCATION: The physical location of the noted condition as observed by the inspector.

CONDITION: A description of the deficiency or condition observed.

EXPLANATION: A description of the nature of the deficiency.

IMPACT OR CONSEQUENCES: A description of impact of the condition to the property based on the system or component not meeting its intended function. Where applicable, a description of consequence for not taking action to correct the deficiency may be provided.

RECOMMENDED ACTION: The inspectors opinion for action by the building owner. Action statements may include:
Repair: the noted item or system should be repaired to restore it to its intended function or condition.
Replace: the noted item is deficient to a degree that actions for achieving intended performance will likely best be accomplished by replacing the affected item.
Review: the item should be reviewed by the building owner, possibly with input from other experts.
Monitor: the item should be monitored on a periodic basis, with action as appropriate to the degree of change over time.
Service: the noted item has an aspect of functionality that can be improved by servicing the item, with the intended result being to restore the item to its expected level of operation and functionality.
Install: the noted item is missing or not installed in a manner to achieve a required function or operation.
Adjust: the noted item requires an adjustment to achieve its intended operation and function.
Complete: the noted item is partially completed in terms of installation, with further work required to achieve completion.
Remove: an item requires removal as it constitutes an aspect not required.
Consult Specialist: the nature of an observation is such that the services or opinion of a specialist is required. The inspector defers opinions of the condition to that of an expert or specialist with specific qualifications, training, and knowledge of the noted condition.

2 ROOFING SYSTEM

FUNCTION

The roof components of the building are designed to be a primary protection barrier for water intrusion to the interior building spaces. This barrier is designed to provide protection from adverse affects of exterior climate conditions. The roof components are comprised of the installed roof covering materials, the roof structure, roof ventilation, and roof drainage. The combination of materials and the installation design affect the life expectancy and performance of the roof. Frequent reviews of the roof components are necessary.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the roof components includes a review of roof characteristics such as: roof surface materials, roof design, estimated age of roof covering, roof drainage systems, roof penetrations, and associated roof elements such as chimneys, skylights, exhaust fans, and roof structure ventilation. Certain limitations and exclusions may apply to the inspection of the roof components such as: limited access to structural components, limited safe viewing access, detection of leaks which require specific events to occur, and items specifically excluded as noted within the Scope of Inspection.

SYSTEM CHARACTERISTICS:

LOCATION	ROOF COVER	SLOPE	AGE	INSPECTION METHOD
Main	Metal	Low	15 Plus	Ground Ladders at Roof Edge
Lower	Metal	Low	15 Plus	Ground Ladders at Roof Edge
Equipment	Roll Roof	Flat	15 Plus	Walked on Surface(s)

ROOF PENETRATIONS

Roof Vents:
Roof

Plumbing Stack:
Multple

Chimneys:
None

Skylights:
None

ROOF DRAINAGE

Soffits: None

Fascia:
None

Gutters And Downspouts:
Aluminum

Gutter Discharge Location
Above Grade
Below Grade

Electrical Masts:
None

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Access Restriction: Surface Cover Susceptible to Damage If Walked Upon

ROOF SYSTEM ASSESSMENT SUMMARY:

Overall Average Condition Considering Age. Some isolated areas of concern noted.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.

Location: Exterior Left **System:** Roof **Condition:** Rot observed on sheathing
Explanation: Our examination of the roof structure has revealed indications that moisture issues at the roof structure has resulted in rotting of the roof sheathing.
Impact Consequences: The design of the roof structure assumes all framing and support members are intact and bearing their contribution of loads and forces. A deteriorated area of roof sheathing can seriously compromise the integrity of the roof structure. A possible outcome of this condition is that the roof may not be capable of bearing heavy loads or forces without broader damage to the roof structure. Immediate investigation by a roof framing specialist is recommended.
Recommended Action: Repair
Click here to find out more about this item

2.

Location: Exterior Left **System:** Roof **Condition:** Asphalt roll roofing is old
Explanation: The shingle roof surface is displaying indicators that the protective roof covering is at or near the end of its service life.
Impact Consequences: As a result of a review of the roof covering the overall condition is such that the roof is deemed to be at or beyond its limits of its serviceable life. Extensive indicators of age are noted. Consideration should be given to replacing the roof covering; the ultimate failure of the roof covering in preventing water infiltration

is unpredictable. Failing to replace the roof covering may result in damage to the structure and contents of the building.
Recommended Action: Monitor closely; consider replacing
Click here to find out more about this item

OBSERVATIONS & SUGGESTIONS:

Periodic roof examinations are suggested, with attention to monitoring for missing or damaged shingles, and deterioration over time. A visual examination of all roof surfaces should be done as part of your twice-yearly exterior maintenance activities.
Your roof areas should be checked after storms and major rainfall to ensure deterioration or damage has not occured to roof cover, drainage components, flashings, and penetrations.

3 EXTERIOR ELEMENTS

PURPOSE

The exterior components of the building are designed to be a protection barrier for interior components. This barrier is designed to provide protection from adverse affects of climate conditions and intrusion from pests as well as overall building security.

ADA Compliance and Phase I Environmental Site Assessments are provided under separate cover when requested by Client in addition to the Scope of this assignment.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the exterior components includes a review of exterior characteristics including: the exterior walls, walkways, parking lots, common areas, water retention areas, drainage, curbing, and any site conditions that affect the exterior components of the building. Items noted within this section are based on observations as performed within the Scope of the Inspection assignment. Certain limitations and exclusions may apply to the inspection of the exterior components such as: viewing constraints by vegetation, attached structures, stored items, parked vehicles, and other visual impairing obstacles; restricted access; and confined entry or hazards, of which compromises the safety of those performing the assessment.

SYSTEM CHARACTERISTICS:

Wall Claddings(s)
Exterior Wall Finishes:
Metal

Exterior Wall Trim
Metal

Roof Edge Drainage
Soffits: None

Fascia: None

Gutters: Aluminum
Downspouts: Aluminum
Downspout Discharge: Above Grade
Below Grade

Garage & Driveway
Garage Style:
Garage N/A

Garage Doors:
N/A

Garage Door Operator:

Porches, Decks, Stairs, & Patios
Porches & decks:
Front
Side

Exterior Stairs:
Concrete

Exterior Stair/Deck Railings:
Metal

Hardscapes:
Common Element
Concrete

Retaining Walls:
Concrete
Common Element

Doors & Windows:
Window Styles
Fixed

Window Sash Material:

N/A

Metal

Window Glaze Features:
Single Glazing

Driveway:
Common Element

Exterior Door Styles
Single

Lot grading & Drainage:
Storm Drain At Front
Storm Drain At Rear

Door Materials:
Metal
Glass

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Foundation: Shrubs, Greenery Obstruct Viewing
Foundation: Visual Restriction Due to Stored Items
Walls: Shrubs, Greenery Obstruct Viewing
Walls: Stored Items Obstruct Viewing

EXTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Average Condition Considering Age. Some areas of deferred maintenance observed.

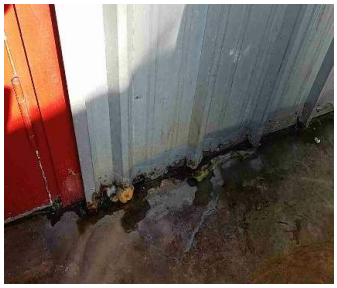
DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.

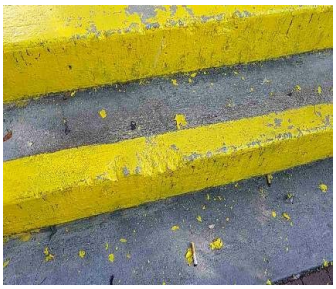
Location: Exterior Front **System:** Exterior **Condition:** Damaged Metal Siding Components
Explanation: Damaged metal siding components are observed to be damaged.
Impact Consequences: Damaged components of the metal siding present opportunities for both water and pest intrusion into the building. Repair or replace damaged components.
Recommended Action: Repair or Replace
Click here to find out more about this item

2.


Location: Throughout **System:** Exterior **Condition:** Rusted Metal Siding Components
Explanation: Metal siding components are observed to be rusted.
Impact Consequences: Rusted metal siding components may promote both water and pest intrusion into the subject property. Repair or replace rusted areas in order to restore the sidings intended function.
Recommended Action: Repair or Replace
Click here to find out more about this item

3.



Location: Exterior Front **System:** Exterior **Condition:** Deteriorated Concrete Components of Exterior Stairs
Explanation: Exterior stairs display deterioration of concrete structural components
Impact Consequences: Repair the areas of deteriorated components on the exterior stairs in order to restore structural integrity and prevent trip hazards.
Recommended Action: Repair
Click here to find out more about this item

4.

Location: Exterior Front **System:** Exterior **Condition:** Trip hazard(s) on walkway
Explanation: Uneven surface conditions in the walkway present the risk of tripping for persons traversing the walkway.
Impact Consequences: Trip hazards are a safety concern requiring immediate attention.
Recommended Action: Repair
Click here to find out more about this item

5.


Location: Exterior Right **System:** Exterior **Condition:** Unsealed AC Condensate Drain Through Exterior Wall
Explanation: The penetration of the air conditioning condensate drain is not sealed.
Impact Consequences: Seal the drain line penetration in order to prevent pest and water infiltration.
Recommended Action: Repair
Click here to find out more about this item

6.

Location: Exterior Left **System:** Exterior **Condition:** Trip hazard(s) on walkway
Explanation: Uneven surface conditions in the walkway present the risk of tripping for persons traversing the walkway.
Impact Consequences: Trip hazards are a safety concern requiring immediate attention.
Recommended Action: Repair
Click here to find out more about this item

OBSERVATIONS & SUGGESTIONS:

Exterior elements should be inspected at least twice a year (spring and fall) to assess for items requiring repair or maintenance. This includes all exterior surface finishes; trims and flashings; eavestrough and downspouts; soffits and fascias; porches, decks and stairs; sidewalks and driveways; doors and windows; and roofs. Be particularly vigilant for conditions that may result in pest or water infiltration.

4 STRUCTURAL SYSTEM

PURPOSE
The structural components of the building are designed to support weight loads and outside forces placed on the building. The structural components may be comprised of the foundation elements, floor support structure, wall support structure, and roof support structure. Structure materials and design have an adverse affect on how the structure performs under certain conditions such as high winds, rain, earth movement, and changing weight loads.

INSPECTION PROCESS
As provided by report documentation and included within the Scope of Inspection, the inspection of the structural components includes a review of systems such as foundation elements, flooring support, and roof support. Certain limitations and exclusions may apply to the inspection of the structural components such as: limited access to structural systems, limited safe viewing access, detection of leaks which require specific events to occur, and items specifically excluded as noted within the Scope of Inspection. The user should also note that the typical Inspector does not provide engineering or architectural services, unless specifically noted within the Scope of Inspection. Some items noted within may require further examination and the opinion of a structural engineer or architect. Such opinions shall be delivered under cover separate from this Report.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH ACCESS LOCATION(S)	CRAWL SPACES
In Attic	NA

SYSTEM CHARACTERISTICS:

GRADE LEVEL/SUB-GRADE ELEMENTS
Foundation Walls:
Poured Concrete

Basement Floor:
NA

Crawl Space:
NA

Roof Style:
Hip
Flat

Roof Structure:
Steel

Roof Sheathing:
Steel Q Deck

WALL AND FLOOR STRUCTURE
Exterior Walls:
Steel

Floor Sheathing:
Poured Concrete

Beams:
Steel

Beam Support:
Steel Columns

Columns:
Steel

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Interior Floors Are Finished
Interior Walls Are Finished
Insulation Is In Place
Stored Items

STRUCTURAL SYSTEM ASSESSMENT SUMMARY:
Overall Average Condition Considering Age. Some areas require attention.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.

Location: Exterior Right **System:** Structure **Condition:** Deteriorated or Damaged Beams
Explanation: Structural support beams are observed to be damaged or deteriorated.
Impact Consequences: Deteriorated or damaged structural beams should immediately be reviewed by a qualified contractor for proper repairs.
Recommended Action: Repair
Click here to find out more about this item

2.

Location: Exterior Right **System:** Structure **Condition:** Foundation wall is cracked; minor
Explanation: Cracks in the foundation wall are observed during examination of the exterior of the building. At the time of inspection the crack(s) are regarded to be minor. Ascertaining the cause of a crack cannot be readily determined during a building inspection but are typically due to shrinkage of the concrete during curing settlement of soils below the footings pressure of soils against the foundation wall or from a physical shock seismic or hydrological event. At the time of inspection adverse effects are not observed.
Impact Consequences: Minor cracks should be monitored for change over time. Cracks that change in size and extent over time are an indication of settlement and should be reviewed by a foundation specialist and may require further evaluation by a soils and or structural engineer. Periodic monitoring is recommended to ascertain whether adverse effects are occurring. Note that a building inspection cannot predict whether an adverse consequence is likely to occur. For example a crack that shows no indication of current or past evidence of water leakage to the interior may leak in the future.

Recommended Action: Monitor
Click here to find out more about this item

3.

Location: Exterior Right **System:** Structure **Condition:** Foundation wall is damaged
Explanation: An area of damage is noted in the foundation wall.
Impact Consequences: Damaged areas are susceptible to adverse conditions that may include deterioration of the foundation wall structural effects and moisture problems or water infiltration. As a minimum periodic examinations should be performed to observe for change and whether any adverse conditions are occurring. Advice from a foundation or structural specialist should be considered.
Recommended Action: Monitor; Consult Specialist
Click here to find out more about this item

4.

Location: Exterior Right **System:** Structure **Condition:** Deteriorated or Damaged Beams
Explanation: Structural support beams are observed to be damaged or deteriorated.
Impact Consequences: Deteriorated or damaged structural beams should immediately be reviewed by a qualified contractor for proper repairs.
Recommended Action: Repair
Click here to find out more about this item

OBSERVATIONS & SUGGESTIONS:
Foundation cracks are noted. Minor cracks are a typical result of settlement. Monitor closely for indication of water infiltration, as well as change in size and extent over time. Note that further investigation and action by a foundation specialist may be required.
The foundation appears to have been repaired or modified. The scope of this inspection does not include evaluation for effectiveness of this repair or modification. Monitor closely; further investigation by a foundation specialist may be required should moisture penetration occur or if their is a change from the current conditions.

5 INTERIOR ELEMENTS

PURPOSE
The Interior components are designed to provide suitable finished areas within the building for occupant use. Typical components of the interior finished spaces are flooring materials, wall materials, ceiling materials, and door materials.

These components should work in concert in order to provide a functional use of the building interior spaces.

Additional components of the Interior inspection may include fire safety equipment and vertical transport systems.

ADA Compliance and Phase I Environmental Site Assessments are provided under separate cover when requested by Client in addition to the Scope of this assignment.

INSPECTION PROCESS
As provided by report documentation and included within the Scope of Inspection, the inspection of the interior components includes a review of interior walls, ceilings, doors, windows, cabinets, and flooring. Should the Scope of Inspection provide for it, the Inspector may also test appliances and other ancillary systems if properly and safely installed within the building. Certain limitations and exclusions may apply to the inspection of the interior components such as: limited or restricted access, obstacles such as furniture or storage, and other items specifically excluded by the Scope of Inspection.

SYSTEM CHARACTERISTICS:

Interior Finishes:
Interior Wall Finishes: Paneling
Roll Up Doors

Ceiling Finishes:
Acoustic

Floor Finishes:
Ceramic Tile
Concrete

Common Walls:
Steel

Interior Door Styles:
Flat Slab

Interior Stairs:
Kitchen and Behind Gift Shop

Cabinetry:
NA

Fire Places
Fire Place Type:
Hood Vents

Fire Place Details:
Hood Vents

Chimney Details:
Chimney

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Items not included in this inspections are:
Security
Telephone

Obstructed interior elements include:
Surfaces Under Floor Coverings
Furniture
Storage
Finished Interior Surfaces

INTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Average Condition Considering Age. Some areas of deferred maintenance observed.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.

Location: Lounge **System:** Interior **Condition:** DRY Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test low for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from a past roof leak which may or may not have been repaired.
Impact Consequences: In observing the water staining the Inspector suspects the leak may have been from a past roof leak. The stained ceiling area should be replaced or repaired in order to provide a clean surface in which a reoccurrence of the problem may be readily visible. It should be noted that certain conditions may be required for the leak to activate such as heavy rains. Ongoing monitoring as part of routine maintenance of this area is recommended.
Recommended Action: Review
Click here to find out more about this item

2.

Location: Lounge **System:** Interior **Condition:** WET Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content

using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.
Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

3.


Location: Lounge **System:** Interior **Condition:** DRY Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test low for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from a past roof leak which may or may not have been repaired.
Impact Consequences: In observing the water staining the Inspector suspects the leak may have been from a past roof leak. The stained ceiling area should be replaced or repaired in order to provide a clean surface in which a reoccurrence of the problem may be readily visible. It should be noted that certain conditions may be required for the leak to activate such as heavy rains. Ongoing monitoring as part of routine maintenance of this area is recommended.
Recommended Action: Review
Click here to find out more about this item

4.



Location: Throughout **System:** Interior **Condition:** Typical Settlement of Concrete Floor
Explanation: The exposed concrete floor displays typical settlement cracks.
Impact Consequences: Settlement cracks should be monitored over time for change. Cracks larger than one quarter inch wide should be reviewed by a structural engineer.
Recommended Action: Review
Click here to find out more about this item

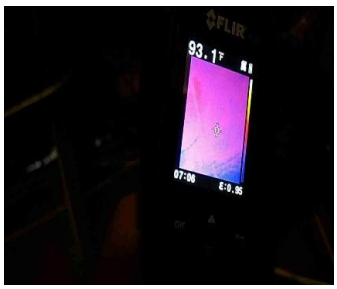
5.


Location: Storage **System:** Interior **Condition:** WET Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.
Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

6.

Location: Storage **System:** Interior **Condition:** Evidence of pest entry.
Explanation: There is indication of pest entry into the interior of the building.
Impact Consequences: Pest infestation can pose health risks to the building occupants. A qualified pest control technician should be consulted for further review. Routine maintenance and pest control schedules should be followed to prevent further and future infestation.
Recommended Action: Service
Click here to find out more about this item

7.

Location: Storage **System:** Interior **Condition:** WET Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.
Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.

Recommended Action: Repair
Click here to find out more about this item

8.


Location: Office **System:** Interior **Condition:** Pest Damage Suspected
Explanation: Damage to interior components is suspected to be from pest entry
Impact Consequences: Interior components displaying signs of pest damage should be further investigated by a licensed pest control operator in order to determine the extent of damage as well as the proper treatment.
Recommended Action: Consult
Click here to find out more about this item

9.


Location: Storage **System:** Interior **Condition:** WET Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.
Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

10.


Location: Kitchen **System:** Interior **Condition:** WET Wall Stain Plumbing Component Leak
Explanation: A stain on a wall surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active plumbing distribution or drain pipe leak.
Impact Consequences: The wall area noted should be investigated further by a

licensed plumber in order to determine proper remedy and prevention of further water damage from the plumbing component. A health hazard may be present should the leak originate from a plumbing waste drain or if moisture accumulation has provided an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

11.


Location: Kitchen **System:** Interior **Condition:** WET Ceiling AC Component Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active air conditioning component leak.
Impact Consequences: Wet areas below air conditioning components can originate from simple condensation build up due to humidity within a confined space or active water leaks from the air conditioning condensate components. The area above the ceiling should be investigated further by a licensed air conditioning contractor in order to determine the exact origin of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

12.



Location: Kitchen **System:** Interior **Condition:** Mold Suspected On Interior Surfaces
Explanation: Mold or Fungus is observed to be growing on interior surfaces.
Impact Consequences: The substance should be laboratory tested in order to determine if and what type of mold is present. Laboratory testing should be forwarded to a licensed Mold Remediator in order to determine proper cleaning and remedy.
Recommended Action: Repair
Click here to find out more about this item

13.

Location: Mens Restroom **System:** Interior **Condition:** Failed Flood Light Test
Explanation: The flood light failed to illuminate upon restricting the power source or using the test button.
Impact Consequences: Flood lights should be installed with a battery backup in case of power loss. Replace the battery or fixture in order to restore its intended function.
Recommended Action: Repair or Replace
Click here to find out more about this item

14.

Location: Gift Shop **System:** Interior **Condition:** WET Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.
Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

OBSERVATIONS & SUGGESTIONS:

Periodic inspection of your attic is suggested, to examine for evidence of water infiltration, as evidenced by water stains, rot, or mold. Examination after heavy rainstorms is suggested as the best opportunity to view current issues.

6 INSULATION AND VENTILATION SYSTEMS

PURPOSE
The Insulation and Ventilation components are designed to reduce heat loss in cold climates and heat gain in warm climates. The insulation component is a system of materials which provide a thermal blanket and vapor barriers for the building. The ventilation component is a system of materials and possibly mechanical devices designed to control the flow of air. Both components help control the interior atmosphere for the building occupants.

INSPECTION PROCESS
As provided by report documentation and included within the Scope of Inspection, the inspection of the insulation and ventilation components includes a review of installed insulation materials, vapor barriers, ventilation materials, and installed mechanical ventilation devices. Certain limitations and exclusions may apply to the inspection of the insulation and ventilation components such as: limited or restricted access points, examination in locations considered unsafe for the Inspector, and inoperable devices due to power restrictions.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH ACCESS LOCATION(S)	CRAWL SPACES
In Attic	NA

SYSTEM CHARACTERISTICS:

Insulated Spaces
Attic Insulation:
Fiberglass Batt

Attic Estmated R Value:
R-9 to 22

Attic Vapor Barrier:
Polyethelene

Foundation Wall Insulation:
NA

Foundation Wall R Value:
NA

Foundation Vapor Barrier:
NA

Crawl Space Insulation:
NA

Mehcanical Ventilation:
Kitchen
Restrooms

Air Make-Up:
None

Attic Ventilation:
Roof

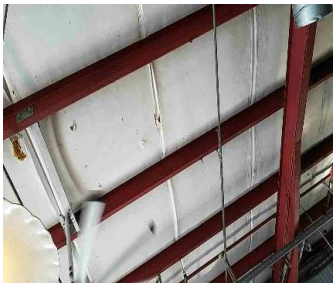
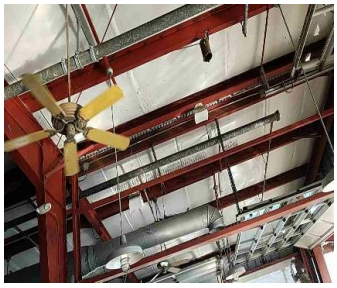
RESTRICTIONS:
At the time of inspection, the following restrictions applied to the examination of this system:
Foundation Has finished surfaces
Foundation Has storage obstructions

INSULATION AND VENTILATION ASSESSMENT SUMMARY:
Overall Average Condition Considering Age. Multiple patched areas require ongoing reviews.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.


Location: Throughout **System:** Insulation Ventilation **Condition:** Damaged Interior Roof Decking Insulation
Explanation: The insulation attached to the interior roof deck is damaged.
Impact Consequences: Replace the damaged sections of roof decking insulation in order to restore the intended function.
Recommended Action: Replace
Click here to find out more about this item

2.

Location: Main Dining Room **System:** Insulation Ventilation **Condition:** Loose Interior Roof Deck Insulating Materials
Explanation: Interor roof deck insulation is not adequately secured.
Impact Consequences: The insulation should be installed properly in order to prevent efficiency loss.
Recommended Action: Repair
Click here to find out more about this item

OBSERVATIONS & SUGGESTIONS:
Be conscious of air quality: molds need moisture to grow. Any signs of water leaks to the interior should be immediately addressed. Monitor indoor humidity; keeping relative humidity below 50% is suggested.
Additional Comment By Inspector:

7 HEATING AND COOLING SYSTEMS

PURPOSE
The primary purpose of the Heating and Cooling system is to provide a comfortable interior building atmosphere. Systems used to provide this controlled environment may include Central Heating and Cooling Split or Package Systems, Chilled Water Systems, and Heat Pumps.

These systems are comprised of many separate elements such as: operation controls, condensing units, evaporator units, central chilling systems, air supply ducts, air return ducts, registers, filters, zone thermostats, etc.

The purpose of the Inspection is to determine if installed systems operate under use of normal controls and if investigation of abnormalities by a qualified technician may be required.

As the Inspection is a limited assessment of a type of system prone to failure without notice, this report is not intended to be a warranty or guarantee of future performance. Manufacturer Warranties and current Maintenance Contracts in the possession of the current property owner should be taken into consideration as well.

INSPECTION PROCESS
As provided by report documentation and included within the Scope of Inspection, the inspection of the heating and cooling systems includes a review of heating and cooling characteristics including: fuel sources utilized, operation of the installed systems using normal controls, and installed associated equipment. Certain limitations and exclusions may apply to the inspection of the installed heating and cooling systems such as: energy source restrictions, inoperable or damaged controls, restricted control access, exterior climate conditions, safety hazards observed, and missing components required to operate the system.

SYSTEM CHARACTERISTICS:

Heating
Heating Design: Central Forced Air

Energy Source: Electric

Connection Location: Left Wall

Heating System Details

Manufacturer Comment:
Multiple Units. See mechanical inventory Report.
Model:
Multiple Units. See mechanical inventory Report.
Serial:
Multiple Units. See mechanical inventory Report.
Age in Years:
15-20
Capacity Comment:
Multiple Units. See mechanical inventory Report.
Efficiency Comment:
Multiple Units. See mechanical inventory Report.
Air Filter location:

Outside Blower
Fresh Air Supply:
None
Exhaust:
NA

Cooling System Details
Cooling Design: Central

Manufacturer Comment:
Multiple Units. See mechanical inventory Report.
Model:
Multiple Units. See mechanical inventory Report.
Serial:
Multiple Units. See mechanical inventory Report.
Age:
15-20
Capacity Comment:
Multiple Units. See mechanical inventory Report.
Efficiency:
Conventional
Filter Location:
Outside Blower

HEATING AND COOLING ACCESSORIES
NA

RESTRICTIONS:

Heating Restrictions
At the time of inspection, the following restrictions applied to the examination of the heating system:
System Off - Seasonal
Air Conditioner In Use

Cooling Restrictions
At the time of inspection, the following restrictions applied to the examination of the cooling system:
System Observed Operational

HEATING AND COOLING ASSESSMENT SUMMARY:
Some areas require attention.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.

Location: Exterior Left **System:** Heating And Cooling **Condition:** Refrigerant Line Insulation Missing or Damaged
Explanation: The insulated covering for the refrigerant line is missing or damaged.
Impact Consequences: The insulated covering is installed on the refrigerant lines to increase efficiency of the unit and to reduce condensation that may cause water damage to surrounding areas. Consult a licensed HVAC technician for proper installation of refrigerant line coverings.
Recommended Action: Repair
Click here to find out more about this item

2.

Location: Storage **System:** Heating And Cooling **Condition:** Evaporator unit is damaged
Explanation: Physical damage is noted to the evaporator section of the air conditioner. Damage is often due to mishandling during cleaning and maintenance and can include damage to the coils fins or casing.
Impact Consequences: Damage may restrict the flow of air through the unit which will in turn reduce the efficiency of the unit. The effects of physical damaged should be monitored over time. It is suggested that a cooling specialist check the unit for functional issues and advise whether corrections are required.
Recommended Action: Review
Click here to find out more about this item

3.

Location: Storage **System:** Heating And Cooling **Condition:** Deteriorated Drip Pan
Explanation: Drip pan for condensation system is deteriorated.
Impact Consequences: Deteriorated condensate drip pans pose a risk of leaking. Leaks from drip pans can damage adjacent surfaces as well as promote mold growth. Consult a licensed air conditioning contractor for proper replacement of the drip pan.
Recommended Action: Replace
Click here to find out more about this item

4.

Location: Storage **System:** Heating And Cooling **Condition:** Evaporator unit is damaged
Explanation: Physical damage is noted to the evaporator section of the air conditioner. Damage is often due to mishandling during cleaning and maintenance and can include damage to the coils fins or casing.
Impact Consequences: Damage may restrict the flow of air through the unit which will in turn reduce the efficiency of the unit. The effects of physical damaged should be monitored over time. It is suggested that a cooling specialist check the unit for functional issues and advise whether corrections are required.
Recommended Action: Review
Click here to find out more about this item

OBSERVATIONS & SUGGESTIONS:
To ensure safe operation of the key components of the heating, cooling, and ventilation systems, annual service by a qualified specialist is recommended.
A visual inspection has revealed that the unit is due for its annual cleaning and maintenance.
Annual cleaning and maintenance will prolong the life of the installed components and increase energy efficiency.
Filters that are part of your heating/cooling system should be checked periodically, and cleaned or replaced when required.

8 PLUMBING SYSTEM

PURPOSE
The plumbing system is designed to provide for the water service and waste water management needs of the building as well as irrigation for the exterior site elements. The water supply and waste management systems installed may be of a private source such as a well and septic system, or may be provided through public utilities. The source of water management is identified within this section of the Report.

Additional reporting on water components of the building fire safety system may be included within this section as well.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the plumbing system includes a review of system characteristics including: the water service type, main shut off type and location, water distribution materials, plumbing fixtures, waste drainage materials, and a review of the installed water heating equipment. If provided for in the Scope of Inspection, the Inspector may provide further reporting for installed water conditioning and softening equipment. Certain limitations and exclusions may apply to the inspection of the plumbing system such as: limited access to installed components, restricted water service to the building, concealed components of the system, and restricted fuel source to the water heating system. Other restrictions may apply as outlined within the Scope of Inspection.

SYSTEM CHARACTERISTICS:

Water Supply System
Service Type:Public

Meter Pick-up Location: Left Wall

Water Meter Location: Left Wall

Water Connection Location: Left Wall

Main Shut Off Location: Left Wall

Service Supply Material: Copper

Hose Bib Locations:
Right Wall
Left Wall

Hose Bib Types:
Standard

Distribution System:
Locations Served: Kitchen
Restrooms
Distribution Material: Copper
Plastic

Drainage and Venting System
Sanitary Drain Connection:Sanitary

Sanitary Drain Material:PVC

Fixture Drain Materials:PVC

Drain Types:Floor
Trap
Condensate

Water Heaters(s)

Make	Model#	Serial#	Type	Fuel	Shut-off	Age	Size	Venting	Location
Multiple Units. See mechanical inventory Report.	Multiple Units. See mechanical inventory Report.	Multiple Units. See mechanical inventory Report.	Tank	Electricity	Breaker	Multiple Units. See mechanical inventory Report.	Multiple Units. See mechanical inventory Report.	NA	Multiple Units. See mechanical inventory Report.

RESTRICTIONS:
At the time of inspection, the following restrictions applied to the examination of this system:
Concealed water distrubution pipes not inspected

PLUMBING SYSTEM ASSESSMENT SUMMARY:
Overall Average Condition Considering Age. Some isolated areas of concern.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.

Location: Lounge **System:** Plumbing **Condition:** Drainage system has unsealed openings
Explanation: An opening in the drainage system is observed to not be sealed or is improperly sealed.
Impact Consequences: Unsealed openings may permit waste water leakage or flooding. Unsealed openings may result in sewer gases entering the building. The presence of sewer gas should be considered as a risk to health and if in sufficient density may present the risk of explosion. All unsealed openings in the drainage system should be sealed.
Recommended Action: Repair
Click here to find out more about this item

2.

Location: Lounge **System:** Plumbing **Condition:** Drainage system has unsealed openings
Explanation: An opening in the drainage system is observed to not be sealed or is improperly sealed.
Impact Consequences: Unsealed openings may permit waste water leakage or

flooding. Unsealed openings may result in sewer gases entering the building. The presence of sewer gas should be considered as a risk to health and if in sufficient density may present the risk of explosion. All unsealed openings in the drainage system should be sealed.
Recommended Action: Repair
Click here to find out more about this item

3.

Location: Womens Restroom **System:** Plumbing **Condition:** Toilet is loose
Explanation: The toilet is observed to be not securely affixed to the floor.
Impact Consequences: A toilet that is not securely attached may rock and result in damaging the seal between the toilet and its drainage flange. This condition may also result in breaking the porcelain flange near the securing bolts. Failure to correct can result in leakage with possible damage to the floor and interior elements.
Recommended Action: Repair
Click here to find out more about this item

OBSERVATIONS & SUGGESTIONS:
Operate all shut off valves at least twice a year to ensure valves operate and to prevent the valve mechanisms from seizing over time.

9 ELECTRICAL SYSTEM

PURPOSE
The electrical system is designed to provide for the electrical needs of the building. This includes providing the metering of the electrical supply, the distribution of electrical supply to areas in the building, installed safety features, and circuit protection. Further extensions of the electrical system include lighting fixtures, switches, and outlets installed to meet the needs of the building occupants.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the electrical system includes a review of system characteristics including: the electrical service and related items, main disconnect type and location, electrical panels and sub panels, branch circuit protection, system ground, electrical outlets and switches, ground fault and arc fault protection, electrical fixtures, and distribution wiring. Further reporting may be included for testing the installed safety devices such as smoke detectors and carbon monoxide detectors. Items noted within this section are based on observations as performed within the Scope of the Inspection assignment. Certain limitations and exclusions may apply to the inspection of the electrical system such as a review of: remote control devices, security system and components, low voltage wiring and components, and other components not considered part of the primary electrical system. Technically exhaustive methods are not typically included in the inspection methods such as measurement of amperage, voltage, and continuity. Other restrictions placed on the Inspector during the assignment may include restricted service, inaccessibility to controls, inoperable or damaged components, and time constraints may restrict the Inspector from making a full evaluation of the electrical system.

SYSTEM CHARACTERISTICS:

Electrical Service
Meter Location:
Left Wall
Electrical Servie Size: 800 Amps

Electrical Servie Voltage:
120/240 Volts
Service Type:
Underground Cable
Service Material:
Concealed

Main Disconnect
Main Disconnect Location:
Left Wall
Main Disconnect Size: 800 Amps

Main Disconnect Type: Switch

System Ground Location:
At grounding stake/pad

Distribution Wiring
Wire Type: Copper
Grounded

Arc Fault Outlets:
NA

Safety Devices
Smoke Detectors: AC Ducting

Carbon Monoxide detectors:
NA

Electrical Outlets:
Outlets Type(s):3-Prong

GFI Protected Outlet Locations:
Bathrooms

Main Panel

Panel Location:	Panel Size:	Circuit Protection:
Ulitity Room	400 Amps	Circuit Breakers

Sub Panels

Panel Location:	Panel Size:	Circuit Protection:
Ulitity Room	400 Amps	Circuit Breakers
Ulitity Room	225 Amps	Circuit Breakers
Ulitity Room	225 Amps	Circuit Breakers
Ulitity Room	225 Amps	Circuit Breakers

RESTRICTIONS:
At the time of inspection, the following restrictions applied to the examination of this system:
Main electrical disconnect was not operated
Wiring that is concealed is not inspected
System ground point was not accessible for examination

ELECTRICAL SYSTEM ASSESSMENT SUMMARY:
Some safety items noted.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.

Location: Exterior Front **System:** Electrical **Condition:** Electrical outlet does not work
Explanation: An electrical outlet is observed to be inoperative.
Impact Consequences: An outlet that is inoperative is an indication of a wiring error

or defective device. In certain circumstances the condition may present the risk of electrical shock if the cause is due to a loose wire. Further investigation by a licensed electrician may be required in order to determine the cause.
Recommended Action: Repair
Click here to find out more about this item

2.

Location: Exterior Right **System:** Electrical **Condition:** Unterminated active wiring observed
Explanation: Wires are observed to be not terminated in a protective box and this wiring is active.
Impact Consequences: Active wiring should be properly terminated at a protective box panel or fixture. Exposed wire ends present the risks of electrical shock or fire. This condition is a safety concern and should be immediately rectified.
Recommended Action: Repair
Click here to find out more about this item

3.

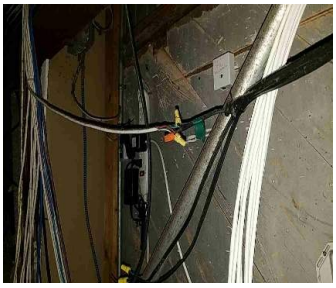
Location: Exterior Left **System:** Electrical **Condition:** Surge Suppression Requires Replacement
Explanation: The surge suppression device installed in the panel indicates it requires to be replaced.
Impact Consequences: An indicating light on the component is off at the time of the inspection. This is an indication that the unit may no longer be functioning and needs to be replaced. Consult a licensed electrician for proper installation of a new component.
Recommended Action: Replace
Click here to find out more about this item

4.

Location: Kitchen **System:** Electrical **Condition:** Evidence of water at electrical distribution or sub panel.
Explanation: An electrical panel or sub panel displays the presence of current or past water infiltration into the panel or to its exterior

Impact Consequences: Water infiltration into the panel or sub panel can cause rusting and corrosion of the panel its components and the overcurrent devices. Water may lead to short circuiting arcing and possibly fire in the panel. The indication or presence of water in the panel should be immediately investigated and repaired by an electrician. Failure to correct presents the risks of damage or present safety hazards.
Recommended Action: Consult Specialist
Click here to find out more about this item

5.



Location: Storage **System:** Electrical **Condition:** Wire connections are not performed in boxes
Explanation: Splices are observed wire runs. Splices are not permitted to be applied in locations outside of protective boxes.
Impact Consequences: To assure safe termination of connections and for protection of the wire connections for wire runs are required to occur in protective electrical boxes. This condition is a safety concern and should be immediately rectified. For safety wires that contain splices should be repaired such that conductors are properly joined inside of a suitable electrical box or the wire sections. should be replaced in its entirety.
Recommended Action: Repair
Click here to find out more about this item

6.

Location: Office **System:** Electrical **Condition:** Detector [smoke fire or CO] is loose
Explanation: A smoke fire or carbon monoxide detector is observed to be not adequately secured at its present location.
Impact Consequences: A loose device may impair the operation of the detector and if connected to a 120V circuit may present a safety risk. As the detector is a safety device it is crucial that this device be installed in accordance with the manufacturer instructions. Immediate action should be taken to correct this condition to assure correct operation of this safety device.
Recommended Action: Repair
Click here to find out more about this item

7.

Location: Kitchen **System:** Electrical **Condition:** Electrical outlet is damaged
Explanation: An electrical outlet is observed to be damaged. The usual cause is due to impact or other forms of mechanical action to fracture the insulating body of the outlet.
Impact Consequences: An outlet that has been damaged may result in the internal contacts not being secured as required and the risk of short circuiting and arcing is now possible. Damaged outlets should be considered a safety hazard and should be immediately replaced.
Recommended Action: Replace
Click here to find out more about this item

8.

Location: Kitchen **System:** Electrical **Condition:** Panel cover screws are missing on the electrical panel
Explanation: All screws for electrical panel covers should be installed to assure that the cover is properly located and securely attached. Screws used to secure the cover must be of the type supplied by the manufacturer which have tips that are blunted to prevent the piercing of wires when turning the screws into place.
Impact Consequences: The conditions should be deemed as a safety issue requiring corrective action by an electrician.
Recommended Action: Repair
Click here to find out more about this item

OBSERVATIONS & SUGGESTIONS:
It is recommended that the main disconnect and circuit breakers be operated (turned off and on) periodically, to exercise these protective devices. Suggested frequency for this maintenance activity is once or twice a year. Circuit breakers that are not periodically operated may over time fail to operate to specifications.
Ground Fault Circuit Interrupt [GFCI] outlets should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical components of these devices becoming sticky or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing, the suggested frequency of testing is once per month.

10 DEFICIENCY SUMMARY

ROOF

1.

Location: Exterior Left **System:** Roof **Condition:** Rot observed on sheathing
Explanation: Our examination of the roof structure has revealed indications that moisture issues at the roof structure has resulted in rotting of the roof sheathing.
Impact Consequences: The design of the roof structure assumes all framing and support members are intact and bearing their contribution of loads and forces. A deteriorated area of roof sheathing can seriously compromise the integrity of the roof structure. A possible outcome of this condition is that the roof may not be capable of bearing heavy loads or forces without broader damage to the roof structure. Immediate investigation by a roof framing specialist is recommended.
Recommended Action: Repair
Click here to find out more about this item

2.

Location: Exterior Left **System:** Roof **Condition:** Asphalt roll roofing is old
Explanation: The shingle roof surface is displaying indicators that the protective roof covering is at or near the end of its service life.
Impact Consequences: As a result of a review of the roof covering the overall condition is such that the roof is deemed to be at or beyond its limits of its serviceable life. Extensive indicators of age are noted. Consideration should be given to replacing the roof covering; the ultimate failure of the roof covering in preventing water infiltration is unpredictable. Failing to replace the roof covering may result in damage to the structure and contents of the building.
Recommended Action: Monitor closely; consider replacing
Click here to find out more about this item

EXTERIOR

1.

Location: Exterior Front **System:** Exterior **Condition:** Damaged Metal Siding Components
Explanation: Damaged metal siding components are observed to be damaged.
Impact Consequences: Damaged components of the metal siding present opportunities for both water and pest intrusion into the building. Repair or replace damaged components.
Recommended Action: Repair or Replace
Click here to find out more about this item

2.

Location: Throughout **System:** Exterior **Condition:** Rusted Metal Siding Components
Explanation: Metal siding components are observed to be rusted.
Impact Consequences: Rusted metal siding components may promote both water and pest intrusion into the subject property. Repair or replace rusted areas in order to restore the sidings intended function.
Recommended Action: Repair or Replace
Click here to find out more about this item

3.

Location: Exterior Front **System:** Exterior **Condition:** Deteriorated Concrete Components of Exterior Stairs
Explanation: Exterior stairs display deterioration of concrete structural components
Impact Consequences: Repair the areas of deteriorated components on the exterior stairs in order to restore structural integrity and prevent trip hazards.
Recommended Action: Repair
Click here to find out more about this item

4.

Location: Exterior Front **System:** Exterior **Condition:** Trip hazard(s) on walkway
Explanation: Uneven surface conditions in the walkway present the risk of tripping for persons traversing the walkway.
Impact Consequences: Trip hazards are a safety concern requiring immediate attention.
Recommended Action: Repair
Click here to find out more about this item

5.

Location: Exterior Right **System:** Exterior **Condition:** Unsealed AC Condensate Drain Through Exterior Wall
Explanation: The penetration of the air conditioning condensate drain is not sealed.
Impact Consequences: Seal the drain line penetration in order to prevent pest and water infiltration.
Recommended Action: Repair
Click here to find out more about this item

6.

Location: Exterior Left **System:** Exterior **Condition:** Trip hazard(s) on walkway
Explanation: Uneven surface conditions in the walkway present the risk of tripping for persons traversing the walkway.
Impact Consequences: Trip hazards are a safety concern requiring immediate attention.
Recommended Action: Repair
Click here to find out more about this item

STRUCTURE

1

Location: Exterior Right **System:** Structure **Condition:** Deteriorated or Damaged Beams
Explanation: Structural support beams are observed to be damaged or deteriorated.
Impact Consequences: Deteriorated or damaged structural beams should immediately be reviewed by a qualified contractor for proper repairs.
Recommended Action: Repair
Click here to find out more about this item

2

Location: Exterior Right **System:** Structure **Condition:** Foundation wall is cracked; minor
Explanation: Cracks in the foundation wall are observed during examination of the exterior of the building. At the time of inspection the crack(s) are regarded to be minor. Ascertaining the cause of a crack cannot be readily determined during a building inspection but are typically due to shrinkage of the concrete during curing settlement of soils below the footings pressure of soils against the foundation wall or from a physical shock seismic or hydrological event. At the time of inspection adverse effects are not observed.
Impact Consequences: Minor cracks should be monitored for change over time.

Cracks that change in size and extent over time are an indication of settlement and should be reviewed by a foundation specialist and may require further evaluation by a soils and or structural engineer. Periodic monitoring is recommended to ascertain whether adverse effects are occurring. Note that a building inspection cannot predict whether an adverse consequence is likely to occur. For example a crack that shows no indication of current or past evidence of water leakage to the interior may leak in the future.
Recommended Action: Monitor
Click here to find out more about this item

3

Location: Exterior Right **System:** Structure **Condition:** Foundation wall is damaged
Explanation: An area of damage is noted in the foundation wall.
Impact Consequences: Damaged areas are susceptible to adverse conditions that may include deterioration of the foundation wall structural effects and moisture problems or water infiltration. As a minimum periodic examinations should be performed to observe for change and whether any adverse conditions are occurring. Advice from a foundation or structural specialist should be considered.
Recommended Action: Monitor; Consult Specialist
Click here to find out more about this item

4

Location: Exterior Right **System:** Structure **Condition:** Deteriorated or Damaged Beams
Explanation: Structural support beams are observed to be damaged or deteriorated.
Impact Consequences: Deteriorated or damaged structural beams should immediately be reviewed by a qualified contractor for proper repairs.
Recommended Action: Repair
Click here to find out more about this item

INTERIOR

1

Location: Lounge **System:** Interior **Condition:** DRY Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test low for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from a past roof leak which may or may not have been repaired.
Impact Consequences: In observing the water staining the Inspector suspects the leak may have been from a past roof leak. The stained ceiling area should be replaced or repaired in order to provide a clean surface in which a reoccurrence of the problem may be readily visible. It should be noted that certain conditions may be required for the leak to activate such as heavy rains. Ongoing monitoring as part of routine maintenance of this area is recommended.
Recommended Action: Review
Click here to find out more about this item

2

Location: Lounge **System:** Interior **Condition:** WET Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.
Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.

Recommended Action: Repair
Click here to find out more about this item

3

Location: Lounge **System:** Interior **Condition:** DRY Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test low for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from a past roof leak which may or may not have been repaired.
Impact Consequences: In observing the water staining the Inspector suspects the leak may have been from a past roof leak. The stained ceiling area should be replaced or repaired in order to provide a clean surface in which a reoccurrence of the problem may be readily visible. It should be noted that certain conditions may be required for the leak to activate such as heavy rains. Ongoing monitoring as part of routine maintenance of this area is recommended.
Recommended Action: Review
Click here to find out more about this item

4.

Location: Throughout **System:** Interior **Condition:** Typical Settlement of Concrete Floor
Explanation: The exposed concrete floor displays typical settlement cracks.
Impact Consequences: Settlement cracks should be monitored over time for change. Cracks larger than one quarter inch wide should be reviewed by a structural engineer.
Recommended Action: Review
Click here to find out more about this item

5.

Location: Storage **System:** Interior **Condition:** WET Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.
Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

6.

Location: Storage **System:** Interior **Condition:** Evidence of pest entry.
Explanation: There is indication of pest entry into the interior of the building.
Impact Consequences: Pest infestation can pose health risks to the building occupants. A qualified pest control technician should be consulted for further review. Routine maintenance and pest control schedules should be followed to prevent further and future infestation.
Recommended Action: Service
Click here to find out more about this item

7.

Location: Storage **System:** Interior **Condition:** WET Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture

intrusion is suspected to be from an active roof leak.
Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

8.

Location: Office **System:** Interior **Condition:** Pest Damage Suspected
Explanation: Damage to interior components is suspected to be from pest entry
Impact Consequences: Interior components displaying signs of pest damage should be further investigated by a licensed pest control operator in order to determine the extent of damage as well as the proper treatment.
Recommended Action: Consult
Click here to find out more about this item

9.

Location: Storage **System:** Interior **Condition:** WET Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.
Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

10.

Location: Kitchen **System:** Interior **Condition:** WET Wall Stain Plumbing Component Leak
Explanation: A stain on a wall surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active plumbing distribution or drain pipe leak.
Impact Consequences: The wall area noted should be investigated further by a licensed plumber in order to determine proper remedy and prevention of further water damage from the plumbing component. A health hazard may be present should the leak originate from a plumbing waste drain or if moisture accumulation has provided an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

11.

Location: Kitchen **System:** Interior **Condition:** WET Ceiling AC Component Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active air conditioning component leak.
Impact Consequences: Wet areas below air conditioning components can originate from simple condensation build up due to humidity within a confined space or active water leaks from the air conditioning condensate components. The area above the

ceiling should be investigated further by a licensed air conditioning contractor in order to determine the exact origin of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

12.

Location: Kitchen **System:** Interior **Condition:** Mold Suspected On Interior Surfaces
Explanation: Mold or Fungus is observed to be growing on interior surfaces.
Impact Consequences: The substance should be laboratory tested in order to determine if and what type of mold is present. Laboratory testing should be forwarded to a licensed Mold Remediator in order to determine proper cleaning and remedy.
Recommended Action: Repair
Click here to find out more about this item

13.

Location: Mens Restroom **System:** Interior **Condition:** Failed Flood Light Test
Explanation: The flood light failed to illuminate upon restricting the power source or using the test button.
Impact Consequences: Flood lights should be installed with a battery backup in case of power loss. Replace the battery or fixture in order to restore its intended function.
Recommended Action: Repair or Replace
Click here to find out more about this item

14.

Location: Gift Shop **System:** Interior **Condition:** WET Ceiling Stain Roof Leak
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.
Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.
Recommended Action: Repair
Click here to find out more about this item

INSULATION VENTILATION

1.

Location: Throughout **System:** Insulation Ventilation **Condition:** Damaged Interior Roof Decking Insulation
Explanation: The insulation attached to the interior roof deck is damaged.
Impact Consequences: Replace the damaged sections of roof decking insulation in order to restore the intended function.
Recommended Action: Replace
Click here to find out more about this item

2.

Location: Main Dining Room **System:** Insulation Ventilation **Condition:** Loose Interior Roof Deck Insulating Materials
Explanation: Interor roof deck insulation is not adequately secured.
Impact Consequences: The insulation should be installed properly in order to

prevent efficiency loss.
Recommended Action: Repair
Click here to find out more about this item

HEATING AND COOLING

1.

Location: Exterior Left **System:** Heating And Cooling **Condition:** Refrigerant Line Insulation Missing or Damaged
Explanation: The insulated covering for the refrigerant line is missing or damaged.
Impact Consequences: The insulated covering is installed on the refrigerant lines to increase efficiency of the unit and to reduce condensation that may cause water damage to surrounding areas. Consult a licensed HVAC technician for proper installation of refrigerant line coverings.
Recommended Action: Repair
Click here to find out more about this item

2.

Location: Storage **System:** Heating And Cooling **Condition:** Evaporator unit is damaged
Explanation: Physical damage is noted to the evaporator section of the air conditioner. Damage is often due to mishandling during cleaning and maintenance and can include damage to the coils fins or casing.
Impact Consequences: Damage may restrict the flow of air through the unit which will in turn reduce the efficiency of the unit. The effects of physical damaged should be monitored over time. It is suggested that a cooling specialist check the unit for functional issues and advise whether corrections are required.
Recommended Action: Review
Click here to find out more about this item

3.

Location: Storage **System:** Heating And Cooling **Condition:** Deteriorated Drip Pan
Explanation: Drip pan for condensation system is deteriorated.
Impact Consequences: Deteriorated condensate drip pans pose a risk of leaking. Leaks from drip pans can damage adjacent surfaces as well as promote mold growth. Consult a licensed air conditioning contractor for proper replacement of the drip pan.
Recommended Action: Replace
Click here to find out more about this item

4.

Location: Storage **System:** Heating And Cooling **Condition:** Evaporator unit is damaged
Explanation: Physical damage is noted to the evaporator section of the air conditioner. Damage is often due to mishandling during cleaning and maintenance and can include damage to the coils fins or casing.
Impact Consequences: Damage may restrict the flow of air through the unit which will in turn reduce the efficiency of the unit. The effects of physical damaged should be monitored over time. It is suggested that a cooling specialist check the unit for functional issues and advise whether corrections are required.
Recommended Action: Review
Click here to find out more about this item

PLUMBING

1.

Location: Lounge **System:** Plumbing **Condition:** Drainage system has unsealed openings
Explanation: An opening in the drainage system is observed to not be sealed or is

improperly sealed.
Impact Consequences: Unsealed openings may permit waste water leakage or flooding. Unsealed openings may result in sewer gases entering the building. The presence of sewer gas should be considered as a risk to health and if in sufficient density may present the risk of explosion. All unsealed openings in the drainage system should be sealed.
Recommended Action: Repair
Click here to find out more about this item

2.

Location: Lounge **System:** Plumbing **Condition:** Drainage system has unsealed openings
Explanation: An opening in the drainage system is observed to not be sealed or is improperly sealed.
Impact Consequences: Unsealed openings may permit waste water leakage or flooding. Unsealed openings may result in sewer gases entering the building. The presence of sewer gas should be considered as a risk to health and if in sufficient density may present the risk of explosion. All unsealed openings in the drainage system should be sealed.
Recommended Action: Repair
Click here to find out more about this item

3.

Location: Womens Restroom **System:** Plumbing **Condition:** Toilet is loose
Explanation: The toilet is observed to be not securely affixed to the floor.
Impact Consequences: A toilet that is not securely attached may rock and result in damaging the seal between the toilet and its drainage flange. This condition may also result in breaking the porcelain flange near the securing bolts. Failure to correct can result in leakage with possible damage to the floor and interior elements.
Recommended Action: Repair
Click here to find out more about this item

ELECTRICAL

1.

Location: Exterior Front **System:** Electrical **Condition:** Electrical outlet does not work
Explanation: An electrical outlet is observed to be inoperative.
Impact Consequences: An outlet that is inoperative is an indication of a wiring error or defective device. In certain circumstances the condition may present the risk of electrical shock if the cause is due to a loose wire. Further investigation by a licensed electrician may be required in order to determine the cause.
Recommended Action: Repair
Click here to find out more about this item

2.

Location: Exterior Right **System:** Electrical **Condition:** Unterminated active wiring observed
Explanation: Wires are observed to be not terminated in a protective box and this wiring is active.
Impact Consequences: Active wiring should be properly terminated at a protective box panel or fixture. Exposed wire ends present the risks of electrical shock or fire. This condition is a safety concern and should be immediately rectified.
Recommended Action: Repair
Click here to find out more about this item

3.

Location: Exterior Left **System:** Electrical **Condition:** Surge Suppression Requires Replacement
Explanation: The surge suppression device installed in the panel indicates it requires to be replaced.
Impact Consequences: An indicating light on the component is off at the time of the inspection. This is an indication that the unit may no longer be functioning and needs to be replaced. Consult a licensed electrician for proper installation of a new component.
Recommended Action: Replace
Click here to find out more about this item

4.

Location: Kitchen **System:** Electrical **Condition:** Evidence of water at electrical distribution or sub panel.
Explanation: An electrical panel or sub panel displays the presence of current or past water infiltration into the panel or to its exterior
Impact Consequences: Water infiltration into the panel or sub panel can cause rusting and corrosion of the panel its components and the overcurrent devices. Water may lead to short circuiting arcing and possibly fire in the panel. The indication or presence of water in the panel should be immediately investigated and repaired by an electrician. Failure to correct presents the risks of damage or present safety hazards.
Recommended Action: Consult Specialist
Click here to find out more about this item

5.

Location: Storage **System:** Electrical **Condition:** Wire connections are not performed in boxes
Explanation: Splices are observed wire runs. Splices are not permitted to be applied in locations outside of protective boxes.
Impact Consequences: To assure safe termination of connections and for protection of the wire connections for wire runs are required to occur in protective electrical boxes. This condition is a safety concern and should be immediately rectified. For safety wires that contain splices should be repaired such that conductors are properly joined inside of a suitable electrical box or the wire sections. should be replaced in its entirety.
Recommended Action: Repair
Click here to find out more about this item

6.

Location: Office **System:** Electrical **Condition:** Detector [smoke fire or CO] is loose
Explanation: A smoke fire or carbon monoxide detector is observed to be not adequately secured at its present location.
Impact Consequences: A loose device may impair the operation of the detector and if connected to a 120V circuit may present a safety risk. As the detector is a safety device it is crucial that this device be installed in accordance with the manufacturer instructions. Immediate action should be taken to correct this condition to assure correct operation of this safety device.
Recommended Action: Repair
Click here to find out more about this item

7.

Location: Kitchen **System:** Electrical **Condition:** Electrical outlet is damaged
Explanation: An electrical outlet is observed to be damaged. The usual cause is due to impact or other forms of mechanical action to fracture the insulating body of the outlet.
Impact Consequences: An outlet that has been damaged may result in the internal contacts not being secured as required and the risk of short circuiting and arcing is now possible. Damaged outlets should be considered a safety hazard and should be

immediately replaced.
Recommended Action: Replace
Click here to find out more about this item

8.

Location: Kitchen **System:** Electrical **Condition:** Panel cover screws are missing on the electrical panel
Explanation: All screws for electrical panel covers should be installed to assure that the cover is properly located and securely attached. Screws used to secure the cover must be of the type supplied by the manufacturer which have tips that are blunted to prevent the piercing of wires when turning the screws into place.
Impact Consequences: The conditions should be deemed as a safety issue requiring corrective action by an electrician.
Recommended Action: Repair
Click here to find out more about this item

Professional Services Certification and Disclosure

I have personally made an inspection of the property that is the subject of this Report.

I do not have any undisclosed conflict of interest with the client, nor any undisclosed commissions, rebates, profits or other benefits resulting from the outcome of this assignment.

I have not accepted any disclosed or undisclosed commissions,rebates, profits, or other benefit from Real Estate Brokers, Agents, or any other parties having financial interest in the subject property.

This Inspection Firm, and the designated Inspector or Inspectors for this assignment, have not offered or provided any disclosed or undisclosed financial compensation directly or indirectly to any Real Estate Broker, Agent, or Real Estate Company for consideration of this assignment.

I have not and shall not communicate any information about this inspection to anyone except the named client without prior consent of the client, except where it may affect the safety of others or violate a law or statute.

I have not offered to perform any repairs to the subject property nor shall I accept or induce a referral fee from any contractor of which I refer a client for repairs.

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Kross Inspectors
Inspector's Signature:

Signature Date
4/24/2017
Inspector Education Services
Commercial Certification
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Date:1/20/2012