

## BUILDING INSPECTION REPORT CONCORD STATION CLUBHOUSE – LAND O’ LAKES, FLORIDA

On June 24, 2016, RGA-Design conducted a building inspection of the Concord Station Clubhouse, located at 18636 Mentmore Blvd, Land O’ Lakes, Florida 34638. The existing conditions of the structural, mechanical, electrical and plumbing components, where accessible, were inspected.

The concrete block structure was constructed in 2008. The applicable code at the time of construction was the 2007 Florida Building Code. The location in Land O’Lakes was not a wind borne debris region at the time of construction, therefore impact rated doors and windows were not required. I observed nothing to indicate the builder upgraded doors and windows to impact rated units.

The electrical system is 120/208 3 phase provided from a utility pad mounted transformer located on the east side of the property. The building is provided with a 400 amp main distribution panel located in an electric/storage room accessible from the exterior only.



The electric panel access is blocked by lawn equipment and gas containers. This is a fire and safety violation.

There are three A/C units serving the building, one 10 ton and two 5 ton units. All units were manufactured by Trane Corporation in 2007. The units appear to be well serviced and operating properly. The typical life expectancy of similar units is 10 to 15 years.



Unit 3 (10 ton)



Unit 2 (5 ton)



Unit 1 (5 ton)

With any structure built in Pasco County, differential settlement (sinkhole activity) is always a concern. Conscious of this, I was especially observant for stair step cracks in the block walls, out of square/plumb windows and doors, masonry cracks around windows and doors, etc. No stair stepping was observed.



What appears to be drying cracks in the stucco finish were noted on the SE side of the structure.



The cracking is minor and difficult to see in the wall finish. In my opinion, the cracks above are NOT indicative of structural failure, nor differential settlement.

The roof is constructed of pre-engineered wood trusses. I was able to access the attic in 2 locations to observe the installed trusses. Where I could see, no deficiencies were noted. Although I tried, I was unable to verify the type and style of strap used to secure the truss to wall plate.

The installed swimming pool is a free form concrete shell structure. Observations for shell rust stains, cracks, displaced coping tile and/or uneven water lines were made. I observed nothing to indicate the pool structure has been subjected to differential settlement.

A wood pergola structure is located adjacent to the pool. A metal frame awning covers the pergola. The attachment of the awning to the pergola could not be determined. The pergola structure does not have metal straps/clips securing the rafter members against storm force winds.



# CONCORD STATION CLUBHOUSE



## Confidential Inspection Report

### General Information:

Date of Inspection: June 24, 2016

Client Name:

Address: 18636 MENTMORE BLVD

Phone:

City: LAND O LAKES

State: FL

Zip: 34636

Email:

Buyers Agent: -----

Phone:

Email:

Sellers Agent: -----

Phone:

Email:

Standards of Practice: Professional Engineer, Florida Board of Engineers

Building Description: 5076 sq.ft. Concrete Block w/ Stucco Clubhouse Building

Building Type: One Story

Building Faces: Northeast

Building Style: Contemporary

Age of Building: 8 years

Construction: Concrete Block and Stucco

Temperature: 92

Weather: Hot and Humid

Recent Rain: Yes Radon Test: No

Water Test: No

Indoor Air Quality Test: No

Termite Inspection: No

Ground Soil Surface Condition: Damp

Additional Comments: Began raining before completing inspection

Start time: 1:30 pm

End Time: 2:37 pm

Notes:

## ROOFING

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

I NI NP RR X Roof Covering : Concrete Tile - No deficiencies were noted.

X   Comments: Roof is 8 years old. In excess of 10 years of life remain.

I NI NP RR X Flashings: Galvanized metal.

X   Comments:

I NI NP RR X Skylights Chimneys and Roof Penetrations: Not Applicable

X    Comments:

I NI NP RR X Roof Drainage System:

X    Comments:

## Styles and Materials:

Roof Covering: Concrete Tile

Viewed Roof From: Ground

Sky Lights; None

Chimney: N/A

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

## EXTERIOR COMPONENTS

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

I NI NP RR X Exterior Walls, Cladding, Flashing and Trim SMOOTH STUCCO FINISH

X     Comments: NO SETTLEMENT CRACKS IN MASONRY WALL WERE OBSERVED.

I NI NP RR X Doors : GOOD CONDITION

X     Comments:

I NI NP RR X Windows: GOOD CONDITION

X     Comments:

I NI NP RR X Decks, Balconies, Stoops, Steps, Areaways, Applicable Railings, Porches, Patio Cover:

X     Comments: Pool deck has shrinkage cracks.

I NI NP RR X Vegetation, Grading, Drainage, Driveways: GOOD CONDITION, WELL MAINTAINED

X     Comments:

I NI NP RR X Patio Floor, Walkways and Retaining Walls. CRACKS IN CONCRTEETE  
SIDEWALK, NO DISPLACEMENT OR DEFLECTION OBSERVED.

X     Comments:

I NI NP RR X Eaves Soffits and Fascias: GOOD CONDITION

X     Comments:

### Exterior Styles and Materials:

Siding Style: Smooth painted stucco

Siding Material: Masonry

Exterior Entry Doors: Wood Other: Insulated glass

Appurtenance: Covered Porch

Driveway: Asphalt

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

## INTERIORS:

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, railings and balconies; Counters and a representative number of cabinets; and A representative number of windows and doors. The inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to observe: Paint, and other finish treatments on the interior walls, wallpaper, ceilings, Carpeting; and floors; or Draperies, blinds, or other window treatments.

I NI NP RR X Ceilings: LAY-IN ACOUSTICAL TILE

X     Comments: GOOD CONDITION

I NI NP RR X Walls: PAINTED DRYWALL

X     Comments: GOOD CONDITION

I NI NP RR X Floors: CARPET

X     Comments:

I NI NP RR X Steps Stairways Balconies and Railings: NOT APPLICABLE

X    Comments:

I NI NP RR X Counters and a Representative Number Of Cabinets: WALL & BASE CABINETS

X     Comments: GOOD CONDITION

I NI NP RR X Doors (7) SWINGING GLASS DOORS ENTRY & POOL ACCESS. SOLID WOOD DOORS IN BUILDING EXTERIOR FOR SECONDARY ACCESS.

X     Comments: GOOD CONDITION

### Interiors Styles and Materials:

Ceilings: Suspended ceiling panels.

Wall Material: Drywall

Floor Coverings: Carpet

Floor Coverings: Tile

Interior Doors: Wood

Window Types: Single Hung

Window Manufacturer: Unknown

Cabinetry: Wood

The interior of the structure was inspected and reported on with the above information. The inspection did not involve inspecting behind furniture, moving furniture and, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Any repair items mentioned in this report should be considered before purchase. . While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

## Structural Components:

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

I NI NP RR X Foundation Basements and Crawlspace: NOT APPLICABLE

X Comments:

I NI NP RR X Walls Structural: REINFORCED CONCRETE BLOCK

X     Comments: GOOD CONDITION

I NI NP RR X Columns or Piers: NOT APPLICABLE

X Comments:

I NI NP RR X Floors Structural: CONCRETE SLAB ON GRADE

X     Comments: GOOD CONDITION

I NI NP RR X Roof Structure and Attic: PRE-ENGINEERED ROOF TRUSSES

X     Comments: GOOD CONDITION

### Structural Styles and Materials:

Foundation: Poured Concrete Other:

Method Used to Observe Crawl Space: NOT APPLICABLE

Floor Structure: Slab Other:

Wall Structure: Masonry Other:

Columns or Piers: NOT APPLICABLE Other:

Ceiling Structure: WOOD TRUSSES Other:

Roof Structure: Engineered Wood Trusses Other:

Roof Type: Hip Other:

Method Used To Observe Attic: Some Areas Are Inaccessible Other:

Attic Info: Scuttle Hole Other:

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

## PLUMBING SYSTEM

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

I NI NP RR X Drains, Vents and Waste: PVC SANITARY DRAIN SYSYEM

X     Condition: GOOD CONDITION

Comments:

I NI NP RR X Water Supply Systems and Fixtures:

X     Condition: GOOD CONDITION

X     Hot Water System , Chimneys, Controls, Flues and Vents:

Age: 8 Yrs. Capacity: 50 Gals. Type: ELECTRIC

Condition: Good

I NI NP RR X Main Water Shutoff:

X     Location: MAIN WATER SHUTOFF AT METER.

### Plumbing Styles and Materials:

Water Source: Public

Water Filters: We do not inspect filtration systems.

Plumbing Water Supply into Structure: Not Visible

Plumbing Water Supply Inside Structure: Not Visible

Plumbing Waste: PVC

Water Heater Power Source: Electric

Capacity: 50 gallons

Location: Main floor

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

### ELECTRICAL SYSTEM:

The inspector shall observe: Service equipment, Service entrance conductors; grounding equipment, main over current device, and main and distribution panels; Branch circuit conductors, their over current devices, and the compatibility of their capacities and voltages; Amperage and voltage ratings of the service; The operation of a representative number of installed lighting fixtures, ceiling fans, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the carport or garage, and on the exterior of inspected structures; The operation of Smoke detectors and ground fault circuit interrupters. The inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being underground or overhead; and Location of main and distribution panels. The inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The inspector shall report

any observed aluminum branch circuit wiring. The inspector is not required to: Insert any probe, tool, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Inspect: Low voltage systems; Built-in vacuum equipment, Security system devices, heat detectors, or carbon monoxide detectors; Telephone, intercoms, security, cable TV, or other ancillary wiring that is not a part of the primary electrical distribution system.

I NI NP RR X Service Entrance Conductors:

x     Condition: Good Other:

I NI NP RR X Service Grounding Equipment, Main Overcurrent Devices, Main and Distribution  
Panels: MAIN PANEL IN ELECTRIC RM, SOUTHEAST SIDE, EXT. ACCESS

X     Condition: Good Other:

I NI NP RR X Branch Circuit Conductors, Overcurrent Devices and Compatibility of their  
Voltage and Amperage: DIST. PANEL IN KITCHEN/PANTRY

X     Comments: REMOVE ITEMS TO PROVIDE CLEAR ACCESS.

I NI NP RR X Connected Devices and Fixtures: GFCI OUTLETS IN KITCHEN AREA

X     Comments: INSTALLED GFCI RECEPTACLES TESTED AND RESET

I NI NP RR X Polarity and Grounding Receptacles Within 6 feet of Plumbing Fixtures and  
Receptacles in Carport, Garage, Exterior Walls:

X     Comments: PROPERLY INSTALLED

I NI NP RR X Operation of Ground Fault Circuit Interrupters:

X

Comments: GOOD CONDITION

I NI NP RR X Location of Main and Distribution Panels: ELECTRIC ROOM, SE SIDE

Comments: Panel location is not per code requirements

I NI NP RR X Smoke Detectors: INSTALLED, NOT TESTED

Comments:

I NI NP RR X Carbon Monoxide Detectors: NOT OBSERVED

Comments:

NI NP RR X Solar , Wind, Generator, Other Electrical: NOT APPLICABLE

Condition:

I NI NP RR X Low Voltage, Data, Cable TV, Alarm

Condition: Not Applicable.

Comments:

### Electrical Styles and Materials:

Electrical Service Conductors: Below ground.

Panel Capacity: Adequate Panel Type: Circuit Breakers

Manufacturer: Square D

Branch Wire 15 and 20 Amp: Copper

Wiring Method: Romex

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

## HEATING, VENTING AND AIR CONDITIONING SYSTEM

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

I NI NP RR X Heating Equipment ELECTRIC STRIP

X     Condition: Good

Comments:

I NI NP RR X Cooling Equipment DX SPLIT SYSTEM, 3 UNITS INSTALLED

X     Condition: Good

Comments:

I NI NP RR X Ducts and Vents LOCATED IN UNCONDITIONED ATTIC SPACE

X     Condition: Good

Comments:

I NI NP RR X Presence of Installed Heat Source In Each Room: NOT APPLICABLE

X Comments:

I NI NP RR X Chimneys, Vents and Flues: NOT APPLICABLE

X Comments:

### HVAC Styles and Materials:

Heat Type: Forced Air

Energy Source: Electric

Number of Heat Systems: 3 Heat System Brand: Trane

Ductwork: Insulated

Filter Type: Disposable Size: UNKNOWN

Types of Fireplaces: None

Operable Fireplaces: None

Cooling Equipment Energy Source: Electricity

Central Air Manufacturer: Trane

Number of AC Only Units: Three

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

## INSULATION AND VENTILATION

The inspector shall observe: Ventilation of attics and foundation areas; Insulation and vapor retarders in unfinished spaces; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan. When temperature permits, the operation of any readily accessible thermostatic control should be checked. The inspector shall describe: Absence of insulation in unfinished space at conditioned surfaces, and Insulation in unfinished spaces. The inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The inspector is not required to report on: Venting equipment that is integral with household appliances or Concealed insulation and vapor retarders.

I NI NP RR X Insulation in attic

X     Adequate insulation.

I NI NP RR X Ventilation of Attic and Foundation Areas

X     I recommend increasing the ventilation when roof covering is replaced.

I NI NP RR X Kitchen, Bath, and Laundry Vents

X

I NI NP RR X Ventilation and Thermostatic Controls in Attic

X

### Insulation Styles and Materials:

Attic Insulation: Batt

Ventilation: Soffit Vents

Exhaust Fans: Fan with Light

Dryer Power Source:

Dryer Vent:

Floor System Insulation: None

The insulation and ventilation of the was inspected and reported on with the above information. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Dryer vents should be cleaned professionally prior to occupation and use. Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

### I NI NP RR X Sprinkler Systems:

X Condition:

### I NI NP RR X Pools, Spas, Hot Tubs and Equipment:

X     Condition: Good

### I NI NP RR X Out Buildings: POOL PERGALA

X     Conditions: Good

### I NI NP RR X Gas Supply Systems: NOT OBSERVED

X Condition:

### I NI NP RR X Well and Water Supply Systems: NOT OBSERVED

X Pump Type:

Condition:

I NI NP RR X **Septic System** NOT OBSERVED

X Condition:

I NI NP RR X **Vacuum System** NOT OBSERVED

X Condition:

I NI NP RR X **Propane / LP Gas:** NOT OBSERVED

X Condition:

## OPTIONAL INSPECTIONS

### SWIMMING POOLS AND SAFETY EQUIPMENT:

I NI NP RR X Operational Condition of pool: IN USE DURING INSPECTION

X     Condition:

I NI NP RR X Pool Liner Condition: NOT APPLICABLE

X     Condition:

I NI NP RR X Surface Walls and Floor of Pool: NO STAINS NOR CRACKS OBSERVED

X     Condition: GOOD

I NI NP RR X Pumps for Circulation of Water:

X     Condition: GOOD

I NI NP RR X Pumps for Vacuum or Cleaning:

X     Condition: GOOD

I NI NP RR X Verify Light and Outlets are GFCI:

X

I NI NP RR X Overflow Skimmers and Drains:

X     Condition: GOOD

I NI NP RR X Rescue Equipment:

X     Yes

I NI NP RR X Ladders on Both Sides:

X     Yes

I NI NP RR X Pool Depth Marked:

X     Yes

I NI NP RR X Depth of at Least 8' to Allow Diving;

X     No

I NI NP RR X Pool Fenced?

X     Yes

I NI NP RR X Self-Closing Latch and Lock on Door:

X     Yes

I NI NP RR X Can the Fence Be Climbed by use of Items Against Fence:

X

I NI NP RR X Is the Door Lock Height Reasonably Child Proofed:

X     Yes

I NI NP RR X Electric Lights Secure:

X     Yes

I NI NP RR X Water Level Within Inches From Rim:

X     Yes

I NI NP RR X Any protrusions that Could Injure Swimmer:

X     No

I NI NP RR X Does the Deck or Surface around Pool Provide Proper Drainage:

X     Yes

I NI NP RR X Are there Safety Alarms Present:

X     No

I NI NP RR X Deck Condition:

X     MINOR CRACKING, NO DISPLACEMENT OBSERVED

## Pool Styles and Materials:

Style: In ground

Shape: Freeform

Wall Material: Concrete

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

### Comment Key or Definitions

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

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

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

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

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