

# Inspection Report



123 Main South Street  
Plant City, FL 33566

Prepared for: Robert Sample

Prepared by: Square-One Inspection Service, LLC.  
11705 Boyette Road  
Suite 404  
Riverview, FL 33569



# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Lots and Grounds

Client is reminded this inspection is a general overview of the exterior and interior of property and not intended to be an itemized list of each repair deemed necessary. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils specialist should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry by made with the seller about knowledge of any prior foundation, moisture, or structural repairs.

- A NPNI M D
1.      **Walks:** Concrete
2.      **Deck:** Concrete - The poured concrete raised deck (Diagram 1 - AD1, AD2, BD1, BD2, DDDB3, BD4) is in the process of delaminating itself off of the main structure. It appears that the original pour was too thin to adequately cover the reinforcement steel, moisture entered and both rusted and expanded the steel reinforcement causing the current delaminating condition.

Furthermore, immediately above [Diagram 1 - BD2] the underside of the deck is a crack or fissure presumably running right through the deck, as it is showing signs of moisture intrusion, leaving rust stains along the crack.

Failing deck bearing to grade beam connection, in the previous paragraph [BD4 diagram 1] this damage is typical of all of the bearing connectors that should be supporting the live and dead loads associated with this structure.

The surface of the elevated deck on the South side of Building. B. [BD3 on diagram 1] again the structural steel ties between structural elements were installed too closely to the surface, erosion and wear have left these exposed to the elements, and are now rusting, causing the concrete surface to decay. This again is a structural problem, as the steel serves to tie the elements together.

The structural integrity of the deck is compromised and will most likely require removal and replacement.

South facing deck on Building B. [BD4 diagram 1] it is this deck that poses the largest structural problem at this time. There is considerable damage due to corrosion and spalling around the bearing surfaces. It also appears that there is possibly some rotation of the grade beam supporting the end of this deck.

3.      **Grading:** Flat

## Exterior Surface and Components

Limitations of exterior inspection: Observations are made of exterior wood siding and trim to try and assess the extent of damage (if any) from wood decay and/or insects. It is not within the scope of the inspection to detect all damage which would require extensive, and time prohibitive probing. Therefore, sampling by probing a representative sample is employed at various random areas/locations, at visually suspicious areas of wood, and in areas where probability is higher for damage. The inspection does not guarantee that other areas of damage may exist undiscovered. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Gutters and subsurface drains are not water tested for leakage or blockage. Exterior wall insulation type, value, and potential hazards are not verified or evaluated. Conditions inside walls and lead paint testing are beyond the scope of this inspection. Exterior light fixtures with motion detectors or electronic eyes are not evaluated or tested for operation.

- A NPNI M D
- Common Exterior Exterior Surface**
1.      **Type:** Wood siding (T-111) - The exterior coverings on both buildings is a mixture of T1-11 [8x4 plywood panels] and vertically installed tongue and groove siding, as mentioned previously in

**Client:** Robert

# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Exterior Surface and Components (continued)

### Type: (continued)

this report what is now first floor finished space was originally designed as unconditioned Golf cart parking space, when these areas were converted no thought was given to the separation from grade, as a result much of the siding in contact with grade is showing signs of elevated moisture levels and in many cases rot is present. In places the siding has rotten up to the point that the sill areas are exposed to the elements and therefore we recommend further evaluation of the sill plates in these areas.

Even on the second floor those siding elements which are in contact with the deck floors are also showing signs of moisture intrusion, and in several areas remediation has been attempted by pouring concrete aprons to try to ensure that deck moisture does not come into contact with the siding or framing. [see interiors report for details of resultant moisture damage as inspected to the sill joists and interior finish walls]

Wood Siding :Observations are made of the exterior wood siding and trim to assess the extent of damage from wood decay and/or termites. It is not within the scope of the inspection to detect all damage which would require extensive, and time prohibitive probing. Therefore, sampling is employed as a method to assess the extent of damage at exterior wood siding. Various areas/locations were probed randomly, at visually suspicious areas of wood, and in areas where probability is higher for damage. From this observation we believe that there is a problem with wood destroying insects (Termites) and recommend a full inspection by a licensed pest control company.

2.  **Fascia:** Wood - Building A. extensive rot and decay is clearly visible. And we recommend further evaluation of these areas by a licensed roofing contractor at the very minimum.
3.  **Windows:** Non-opening - The windows in all areas of the structure were single pane wood frame design and in most cases showed significantly high moisture levels; it is questionable if proper flashing was ever installed with the original window construction. In many cases the window frames and sills are damaged from wood decay fungus and will need to be replaced, we recommend further evaluation of all window and door systems as required. [see pictures]
4.  **Exterior Staircases** Timber staircase - Exterior staircases were inspected, the one from the breezeway being of steel framing with poured concrete steps appeared to be in adequate condition at the time of inspection, however the timber staircase attached to the south side deck of building B. is in contact with grade and the supports are showing elevated moisture levels. We recommend further evaluation of this structure, and also recommend that separation from grade be achieved and that termite barriers are installed.
5.  **Exterior Lighting:** Surface mount - Many of the fixtures that were once attached to the underside of the concrete decks are missing or are no longer working. Full assessment of outdoor lighting system is recommended.
6. **Exterior Summary** This building's envelope has failed in many areas over a long period of time and has allowed moisture intrusion to weaken and in some cases destroy supporting members. In its current condition, the entire physical plant is unable to adequately cope with the normal day-to-day moisture problems it encounters. This has taken a great toll on the buildings interior and exterior to the extent that it is no longer able to deal with an everyday rain shower or the condensate that is daily produced by its air conditioning and refrigeration equipment. Deferred maintenance coupled with a general poor choice of construction materials is most likely the cause for much of the damage noted. An engineering survey will be necessary to determine which structural members can be repaired as opposed to those that will need replacement.

Client: Robert

# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Interior Spaces & Components

- A N P N I M D
- Entrance Door:** Stoor Front Type
  - Access ADA Compliant:** Suspected
  - Emergency lighting present?**  Yes  No
  - Ceilings:** Paint
  - Walls:** Paint - The interior walls are in similar condition to the exterior walls, which have been exposed to moisture intrusion related problems over a long period of time. On the 1st floor where the outdoor soil is higher than the interior grade we believe that the interior wall cavities have deteriorated and that the sills in these areas may need replacement. These areas are also subject to deterioration from wood destroying organisms and may need treatment from a licensed pest controller.  
  
The 2nd floor walls have also been subject to moisture related damage from water that has entered through the windows and water that has been wicked up from puddles on the exposed concrete decks.  
  
Moisture meter readings have confirmed this damage that comprises most of the walls of this complex.
  - Windows:** Non-opening - Deterioration was noted in some of the window frames, see exterior section and photos.

## Roof

The typical roof inspection procedure utilizes a "random walk" method to obtain a sample impression of the roofs condition, which is then extrapolated to the entire roof's surface. The report is an opinion of the general quality and condition of the roofing. The inspector cannot and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage.

**Notice:** Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is complete.

Roofs, skylights and flashings are not water tested for leaks. Note, roofs surfaced with tile, slate, metal or fiberglass panels are not walked on to avoid causing damage, not all tiles/slates/panels are checked for attachment causing roof inspection to be limited.

A N P N I M D

### Main Roof Surface

- Method of Inspection:** On roof
- Unable to Inspect:** 0%
- Material:** ASPHALT SHINGLE: The roofing materials are asphalt shingles, used on nearly 80% of all residential roofs. An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection. - As discussed in the structural overview, the roof framing is of modified post and beam construction with timber framing members. Longitudinal beams bearing on CIP piers, supporting the rafters, which in turn are carrying the loads of the Tongue and Groove planking, which provides both the roof sheathing material and the ceiling finish to the cathedral ceilings of the second-floor finish space.

The roof covering is of architectural/dimensional asphalt shingles; the covering itself appears to have been installed within the last three to five years, however. This covering appears to have been installed directly over the original covering, and no attempt was made during recovering to address some obvious flashing issues, indeed, some of the copper flashings were damaged during installation of the replacement covering and were inadequately repaired using roofing adhesives. This is particularly apparent with the through the roof projections such as chimneys, vents and skylights.

**Client:** Robert

# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Roof (continued)

### Material: (continued)

The biggest problems with the roofing at this time, relates to moisture intrusion into both the roof framing and sheathing, and also obviously, moisture intrusion into the conditioned space within the structure. For example, the majority of the roofs framing members are showing signs of significant rot and their exposed ends, due to both their exposure, and moisture seeping into the roof framing.

4. **Type:** Gable
5. **Approx Age:** < 2 Years
6.  **Flashing:** Copper - Many areas of the roof the flashings were disturbed by recovering the roof and the joints were re-adhered using roofing cement rather than repaired properly by being re-soldered.
7.  **Skylights:** Plastic - Evidence of past water leakage, evidence of prior repair. A qualified roofing contractor is recommended to evaluate and estimate repairs.

Both of the roofing skylights [Building B] have been extensively patched with roofing cement, presumably due to previous leakage.

8.  **Plumbing Vents:** Lead covered PVC - Improperly flashed plumbing vent pipes were flashed with roofing cement and are currently leaking or will in the near future begin to leak.
9.  **Exhaust Vent** Electric Power Vent - Rooftop exhaust vent for the kitchen extractor fans on the south west side of building B. this vent has defective flashings allowing moisture to enter the building [see interiors report].
10.  **Roof Drains:** Copper Scuppers - The scupper detail on the south side of building A. is soldered at its joints here, in many areas of the roof the flashings were disturbed by recovering the roof and the joints were re-adhered using roofing cement rather than repaired properly by being re-soldered. It is also possible to see the rot in the scupper endplate, in many cases the endplate has fallen away from the structure due to rot in the fascia.

## Electrical

The inspection of electrical items is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Adequacy of system design is excluded from this report. Telephone and television wiring and outlets, security systems, smoke detectors, carbon monoxide detectors, central vacuum systems, intercoms, timing devices, and low voltage items are excluded. Receptacles, switches, and light fixtures are randomly checked. Ceiling fan and light fixture mountings are not inspected. This is a list of only those items readily apparent during our limited inspection of the electrical system. A further examination by a qualified electrician is recommended.

A N P N I M D

1. **Service Size Amps:** 1200 **Volts:** 120/208, 3-phase, 4-wire
2.  **Service:** Copper
3.  **110 VAC Branch Circuits:** Copper
4.  **220 VAC Branch Circuits:** Copper
5.  **Aluminum Wiring:** Not present
6.  **Conductor Type:** Mixed - Metallic & Non-metallic conduit - As previously discussed in our initial findings, we have major concerns as to the integrity of the entire electric system due to the rotted sub-distribution feeder riser conduits located in the 1st floor mechanical room. The damaged conduits have lost their ability to function as part of the grounded system and it is possible that many components within this structure have no ground reference. We recommend that a licensed electrical contractor be consulted about the possible repair and replacement of effected conduits and conductors.
7.  **GFCI:** Not present - There aren't any ground fault circuit interrupters (GFCI) in the building. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI

Client: Robert

# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Electrical (continued)

### GFCI: (continued)

protected. The code at the time this structure was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

8.  **Ground:** Plumbing and rod in ground. - Although we found grounding electrode conductors leaving the service panel, we did not find a service ground at the exterior or a viewable and accessible connection, such as a ufer or plumbing pipe ground, at the interior, and presume it is hidden behind finished surfaces. Ground clamps that are not buried or encased in concrete must be accessible. We recommend having the ground located by an electrician and some sort of access port installed so it can be easily reached in future.

### MDP Utility room - Building B - 1st Floor Electric Panel

9.  **Manufacturer:** Square D
10. **Max Capacity:** 1200
11.  **Main Circuit Breaker Size:** 225
12.  **Branch Circuit Breakers:** Bolt-on
13. **Is the panel bonded?**  Yes  No
14. **Panel Summary:** The electric service is a 1200 amp - 120/208 volt, 3-phase, 4-wire system. The Main Distribution Panel (MDP) is a 1220 Amp Square-D, I-Line panelboard located in the 1st Floor mechanical room under the 2nd floor walk-in cooler boxes.

### Electrical sub-distribution panels Electric Panel

15. **Panel Summary:** The sub-distribution is located in various 1-phase, 100 amp lighting and 3-phase, 225 amp power panels throughout the complex.

The electrical sub-distribution panels below the cooler boxes have also suffered from moisture decay and are presently in a state of eminent failure. We recommend that a licensed electrical contractor be consulted about the possible repair and replacement of effected equipment.

Unused openings at the front of many electrical panels present a safety hazard to probing fingers. Small plastic covers made for covering such openings are available.

Circuit breakers have double leads, or connection of more than one wire to each circuit breaker. This indicates more circuit breakers are needed to accommodate the appliances in the house. Problem is not serious, as no heavy loads are involved, but consideration should be made to having a licensed electrician substitute some tandem type circuit breakers for existing single pole breakers, to accommodate the offending wires now connected.

There is insufficient clearance around the service entrance panel. It has been a rule for decades that service entrance panels must be readily accessible, so they can be reached easily and safely. That means a working space in front of the panel at least 30inches wide by 36inches deep from the floor to a height of 6ft. 6inches, and one must be able to open the cover to an angle of at least 90°. This panel may have been this way for years or even since the home was new, but that doesn't change the fact that this configuration is incorrect and potentially unsafe. We recommend having this corrected by a licensed electrician.

There are circuit breakers in the panels throughout the complex that aren't clearly marked for their respective circuits. These need to be properly labeled so that anyone needing to turn off a particular circuit in an emergency can do so quickly. We recommend having the panel labeled as soon as possible.

16.  **Emergency Lighting:** Exit lights and battery powered lighting - Some are working most are not and most likely all batteries need to be replaced.
17. **Electric Summary** A representative number of fixtures, electrical outlets and switches were tested, defects were observed in both building A & B, we recommend that a licensed electrical

Client: Robert

# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Electrical (continued)

### Electric Summary (continued)

contractor be employed to repair and replace damaged/missing components of the electric system.

We found uncovered electrical junction boxes throughout the complex. These boxes must be covered in order to contain any electrical fire within the box and to keep debris, insects and vermin out. Note that the covers may be missing because of too many conductors in the boxes. If this is the case, any overfull boxes will need one or more extension rings added. We recommend having this issue corrected by an experienced licensed electrician.

There is one or more metal fixtures, switch or outlet boxes that has not been properly grounded. When metal boxes are used, an equipment-grounding conductor must be connected to every box and there must be a connection between every box and every receptacle, regardless of how the box is grounded. we assume that this condition is related to the rotted conduits in building B.

## Structure

The inspection of the foundation and floor slab components is limited to visual and accessible areas only. Note, all poured floor slabs experience some degree of cracking due to shrinkage in the drying process. The inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous waste. No engineering is performed during this inspection.

A N P N I M D

1.  **Structural Overview** The primary construction type is a mixture of precast and CIP [poured in place] concrete columns, piers, and grade beams. This structural skeleton supports both the interior and exterior finish walls, and the roofing system.  
  
The roof structure comprises timber support beams and rafters, with both support beams and Rafter tails extending beyond the roof covering [see roofing structural section below, for further details of the problems associated with this type of construction.]  
  
Originally the ground-floor of both buildings A and B [see diagram 1] were designed to be unfinished space, but was subsequently enclosed to increase the amount of conditions space in the buildings. As we discussed further in the report, this conversion work was performed poorly, resulting in considerable moisture damage to the wall framing and wall coverings of the first floor level.
2.  **Foundation:** Not visible - Not visible slab on grade.
3.  **Differential Movement:** Movement or displacement noted - Signs of rotation of the grade beam supporting the extreme edge of the second-story deck [BD4 on diagram 1]
4.  **Beams:** Wood Structural Members (Exterior Rafter Tails) - The post-and-beam wood structural members have suffered from deferred maintenance and moisture intrusion to the extent that in many cases the structure is no longer functional. Many of the rafter-tail timbers that protrude through to the exterior are rotted through and some are in a state of compression. An engineer will need to determine which members can be repaired and which will need to be replaced.
5.  **Floor/Slab:** Not Visible - Concealed by finish floor covering
6.  **Stairs/Handrails:** Metal stairs with wood handrails - Moisture intrusion into the South facing deck. [AD2 on diagram 1] has affected the ferrous metal fastenings of the safety railing, a metal retaining bolt has expanded due to rust, and the force of this expansion has broken away the corner of the balcony slab. This is obviously an unsafe condition and requires immediate correction.

Client: Robert

# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Structure (continued)

### Stairs/Handrails: (continued)

Handrails on all decks were in poor shape [see structural issues] and in many cases the balustrades and handrails were rotten.

7. **Emergency lighting present?**  Yes  No

8. **Structural Concrete Problems:** As previously discussed in our initial temporary findings, we have major concerns as to the integrity of the structural concrete elements, particularly those of the cantilevered balconies and walkways. Please see below pictures and a brief description of the problems highlighted.

We would recommend that due to the potential severity of the reported problems that a further more extensive/invasive evaluation be undertaken by licensed structural engineer specializing in commercial concrete construction.

## Air Conditioning

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that in not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. The average life expectancy of A/C equipment is approximately 10-15 years.

A NPNI M D

### Back of Buildings AC System

1.     **A/C System Operation:** Limited cooling - The HVAC system is comprised of approximately 15 split-system units in various stages of deferred maintenance. The compressors have an average

Client: Robert

# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Air Conditioning (continued)

### A/C System Operation: (continued)

age of 8 years and an average cooling capacity of 4-tons. Air handler units and associated ductwork are mostly original to the building and show signs of mold contamination. It appears that the only maintenance that was ever performed was to repair a component to get it back on line, based on our observations the entire system should be evaluated by a licensed HVAC contractor.

2.  **Condensate Removal:** PVC - The condensate removal system is no longer functioning as installed or per the original design engineering. Where the condensate lines are visible they are leaking, the condensate pipes have over time become cracked, disconnected or are missing entirely. The entire condensate removal system needs to be repaired or replaced as necessary to direct the flow of condensate away from the building as originally designed and installed.
3.  **Refrigerant Lines:** Low pressure and high pressure - The insulation on the refrigerant lines in some cases has become damaged in others it is missing entirely. There are areas both within the interior and the exterior where the refrigerant lines are frozen; this is usually a sign of low refrigerant in the system. An HVAC contractor should be contacted to discuss repair/replacement options.
4.  **Exposed Ductwork:** Metal - It is our opinion, based on the amount of dirt/debris noted in the duct system, that this duct system is due for a thorough cleaning. Dirt and debris in a HVAC duct system can result in the formation of molds and mildews that are sometimes toxic to humans and pets. Regular cleaning is the only way to ensure the ducts stay free of such organisms. Cleaning should be done by a professional duct cleaning company.

## Plumbing

Items excluded are wells, water testing, items concealed in walls and underground lines, septic systems, water softeners, solar systems, hot tubs. Leakage is checked throughout the house where accessible. However, a guarantee against leakage is not provided. Pressure relief valves are not manually tested as this may permanently damage the valve. Not all domestic and sanitary piping is visible to inspect at the time of this inspection. Testing for water quality or hazardous materials such as lead is beyond the scope of this inspection. Pipes hidden in the structure or underground can't be inspected or evaluated for leaks, corrosion or sizing and future drainage performance can't be determined. Septic or municipal sewer systems and all associated underground piping is beyond the scope of this inspection.

A N P N I M D

1.  **Service Line:** Copper
  2.  **Main Water Shutoff:** Back of building
  3.  **Water Lines:** Copper
  4.  **Gas Service Line:** Cast iron
  5.  **Drain Pipes:** PVC, cast iron and galvanized
- 
- Kitchen closet Water Heater**
6.  **Water Heater Operation:** Functional at time of inspection
  7. **Type:** Natural gas **Capacity:** Unknown
  8. **Approximate Age:** Unknown **Area Served:** Whole building
  9. **Water Heater Summary:** Commercial type water heater in kitchen, no leaking observed.
- 
- Ladies Locker Room Water Heater**
10.  **Water Heater Operation:** Functional at time of inspection
  11. **Type:** Electric **Capacity:** 75 Gal.
  12. **Approximate Age:** 3 Years **Area Served:** Mens & Ladies Locker
  13.  **TPRV and Drain Tube:** Copper

Client: Robert

# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Plumbing (continued)

14. **Plumbing Summary** The plumbing system appears to be the original system that has over the years been repaired and expanded as necessary. Most of the plumbing system is not readily visible being concealed within the ceiling and wall cavities. Observations were made at every fixture looking for signs of leaking.

## Office Space

A NPNI M D

### Building A Office Space

1.      **Closet:** Walk In
2.      **Ceiling:** Suspended ceiling
3.      **Walls:** Paint
4.      **Floor:** Carpet
5.      **Electrical:** Power, outlet & lighting circuits
6. **Emergency lighting present?**  Yes  No

## Pool & Fitness Center

A NPNI M D

### Northwest corner of lot Outbuilding

1.      **Exterior Surface:** Stucco
2.      **Roof:** Rolled roof material - Rolled roofing consists of a single overlapping layer of organic or fiberglass-reinforced asphalt that comes in 38-inch wide rolls. This type of cover is not considered a quality installation, and the expected maximum service life is only about 15 years from the date of installation. Roll roofing membranes are more exposed to ultraviolet light and weather than most other roofing materials, therefore their service life and applications are limited.

Although the roof is fairly new there are soft spongy areas especially under the flat roof sections. Furthermore it was observed that ponding was occurring on the flat roof sections. A qualified roofing contractor is recommended to evaluate and estimate repairs, see photos.

3.      **Roof Structure:** Wood truss
4.      **Ceiling:** Suspended ceiling - Water stains and damage visible.
5.      **Walls:** Paint
6.      **Floor:** Poured
7.      **Doors:** Wood
8.      **Windows:** Non-opening
9.      **Electrical:** Power, outlet & lighting circuits

### Fitness Center Electric Panel

10.      **Manufacturer:** Zinsco - Sylvania - The electrical service panel in this home is a Zinsco brand panel and is cause for concern. Many professional electricians contend that Zinsco brand breakers are potentially hazardous because they have a high failure rate, and members of the American Society of Home Inspectors (ASHI) report finding faulty breakers and overheated wiring in these panels all across the U.S. We consider this panel to be potentially hazardous and strongly recommend that it be replaced at the earliest opportunity.
11. **Max Capacity:** 100 Amps
12.      **Main Circuit Breaker Size:** 100 Amps Main Lug - The main lug is double tapped which is an electrical code violation and shows signs of overheating. This condition is a safety hazard and should be corrected by a licensed electrical contractor ASAP before anyone is hurt.

Client: Robert

# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Pool & Fitness Center (continued)

13.  **Plumbing:** Copper

14.  **HVAC Source:** HVAC Register

### Northwest corner of lot Swimming Pool

15.  **Type:** In ground - The water level in the pool is inconsistent; the water level in the southeast corner of the pool is lower than southwest corner. On the day we observed the pool, water was cascading over edge of the pool in the northeast corner. It is possible that that corner has is no longer the same height as the rest of the pool this would help explain the cracking that is visible on the pool coping. A commercial pool company should be contacted to provide detailed repair costs.

16. **Current Status:** Open operation **Depth to water 2"**

17.  **Liner:** Concrete

18.  **Deck:** Concrete - Minor cracks with slight surface differential between either side of the cracks were observed at various locations in the concrete decking around the perimeter of the pool. This is a common occurrence that is normally a result of minor settlement due to excavation backfill around the pool edges. Since the characteristics of the cracks are minor in nature at the time of the inspection, it is suspected that minor settlement has occurred. However, the inspector cannot determine if settlement is currently inactive or active nor if the condition will grow worse over time. If the Buyer wishes to pursue this condition further, a licensed structural engineer should be consulted.

19.  **Coping:** Concrete - The concrete coping around the perimeter of the pool is cracked in various locations or has been displaced by movement, which should be evaluated by a pool specialist.

20.  **Heater:** Natural gas - Visual Inspection Only - The four natural gas pool heaters serving the pool had a good visual appearance with no leaks noted but was not operational at the time of inspection.

21.  **Heater Fuel Supply:** Cast iron

22.  **Pool Enclosure:** Stucco over concrete block - There is step cracking in the exterior block wall. The cause of the cracking is unknown. It may be the result of the foundation settling or mechanical damage. Cracks in concrete block can allow unacceptable amounts of wind-driven rainwater to be forced through the veneer into the wall cavity. Step cracking can be repaired without too much difficulty by any reputable brick mason. However, before repairs can be undertaken a mason needs to determine whether the cracks require further evaluation by a professional engineer to correct any underlying structural causes.

## Maintenance Buildings

A NPNI M D

### Northwest corner of lot Outbuilding

1. **Summary** Whilst these areas are outside of the scope of a regular inspection we include these comments to help you better understand the liabilities concerns with these types of property. These comments are not designed to be a comprehensive evaluation of the workshop areas; we recommend full evaluation of all structure and services.

Oil and fuel storage tanks should be professionally evaluated and a current fire certificate should be obtained from the seller, we would also recommend checking previous permitting history to ascertain whether undergrounds fuel storage vessels have ever been used on the property. In many cases there are abandoned storage tanks dating back to the 1970's that will require expensive removal procedures. Please request further disclosure from the sellers or their agents.

Main workshop structure is steel framed, steel clad, and roofed whilst the structure appears sound some rusting was noted on connectors and the framing should be further evaluated and repaired and painted as required.

It should also be noted that the electrical service in this building is in an unsafe condition, with many ungrounded outlets and exposed wiring junctions [the front panel was also missing from the distribution panel] and we are concerned about the height of the service conductors above the rear service road.

**Client:** Robert

# Square-One Inspection Service, LLC.

14:57 October 13, 2005

## Maintenance Buildings (continued)

### Summary (continued)

The cart storage barn roof is in particularly poor shape possibly from previous storm damage, the picture to the left shows fracture damage to one of the roof beams, in another area a portion of the roof covering is missing, we recommend further evaluation of the roof of this structure, and evaluation and repair to the electric services on this building.

During the inspection we noted a large quantity of used oils and other hazardous materials stored on-site, we would suggest that you request proper clearance of these materials prior to closing.

## Pump House

A NPNI M D

### South corner of lot Outbuilding

1. **Summary** Whilst these areas are outside of the scope of a regular inspection we include these comments to help you better understand the liabilities concerns with these types of property. These comments are not designed to be a comprehensive evaluation of the workshop areas; we recommend full evaluation of all structure and services.

The pump & Well house on the property is in dire disrepair to the extent that we believe because of the condition of the roof it is a hazard to enter.

The electrical system is designed as NEMA 1 which is indoor only, all electrical equipment has been exposed to the weather over a long period of time and should be abandoned and replaced.

Client: Robert

# Square-One Inspection Service, LLC.

15:29PM October 13, 2005

## Photo Attachments



Structure - Welded mesh embedded into the poured concrete walkway on the breezeways between buildings was left to close to the surface, see full report.



Structure - moisture intrusion has affected the ferrous metal fastenings of the safety railing, a metal retaining bolt has expanded due to rust, see full report.



Structure - The deck area on the eastern end of Building B [BD2 diagram 1]. Damage to both portions of the bearing surface has led to expansion of the structural steel, resulting in spalling of both the grade beam and the deck support.



Structure - Deck depicted immediately above [BD2 on diagram 1] the line that can be seen on the underside of the deck is of a crack or fissure presumably running right through the deck, as it is showing signs of moisture intrusion, leaving rust stains along the crack.

## Photo Attachments



Structure - Building. B. [BD3 on diagram 1] the structural steel ties between structural elements were installed to closely to the surface, erosion and wear have left these exposed to the elements. This again is a structural problem, as the steel serves to tie the elements together.



Structure - [BD4 diagram 1] it is this deck that poses the largest structural problem at this time,. There is considerable damage due to corrosion and spalling around the bearing surfaces. It also appears that there is possibly some rotation of the grade beam supporting the end of this deck.



Structure - Failing deck bearing to grade beam connection [BD4 diagram 1] this damage is typical of all of the bearing connectors that should be supporting the live and dead loads associated with this structure.



Structure - The picture appears to show signs of rotation of the grade beam supporting the extreme edge of the second-story deck [BD4 on diagram 1]

# Square-One Inspection Service, LLC.

15:29PM October 13, 2005

## Photo Attachments



Structure - Cantilevered section of the second-floor kitchen in Building B. Condensation from the refrigeration units has been allowed to permeate this overhang resulting in significant rusting of the structural embedded steel, damage to the walls framing and siding and considerable mold, and bacterial growth on the underside of the floor structure.



Roof - This picture shows the roof covering over Building A. [see Diagram 1] the coverings and sheathing show signs of settlement on the Western end of the structure. Possibly due to rot as noted in the exposed ends of the rafter framing.



Roof - Copper scupper detail on the south side of building A. Many areas of the roof the flashings were disturbed by recovering the roof and the joints were re-adhered using roofing cement rather than being re-soldered, see full report.



Roof - Both of the roofing skylights [Building B] have been extensively patched with roofing cement, presumably due to previous leakage.

## Photo Attachments



Roof - Projection area of the ridge beam on the eastern end of Building A. this damage is typical of all the exposed timbers projecting past the gable ends. The damage has been brought about by lack of maintenance [particularly lack of painting and caulking on a regular basis.



Roof - This image shows the flashing detail at the connection of the entryway roof to building A. it appears that all of these type interfaces between the roofing junctions have failed allowing moisture entry into the roofing fascias, soffits and sheathing.



Roof - This picture is of the soffit and fascia area under the connection of the breezeway and building A. extensive rot and decay is clearly visible. And we recommend further evaluation of these areas by a licensed roofing contractor at the very minimum.



Roof - Leaking through the flashings resulted in rot to the Fascia, soffits and the exposed end of the rafter tail, see full report.

# Square-One Inspection Service, LLC.

15:29PM October 13, 2005

## Photo Attachments



Roof - This image [taken on the south side of building B.] again shows damage to the fascia, soffit and roof rafter, and requires further evaluation.



Roof - Pictured to the right is the vent for the kitchen extractor fans on the south west side of building B. This vent has defective flashings allowing moisture to enter the building [see interiors report]



This image [typical of all areas] is on the north east side of building B. here the grade level is in contact with the siding leading to elevated moisture levels and rot damage [all wood siding materials should be a min of 6 inches above grade]



In this image [taken on the south west corner of building A.] the moisture meter is showing readings exceeding 30%, moisture levels this high cause the siding materials to rot.

b

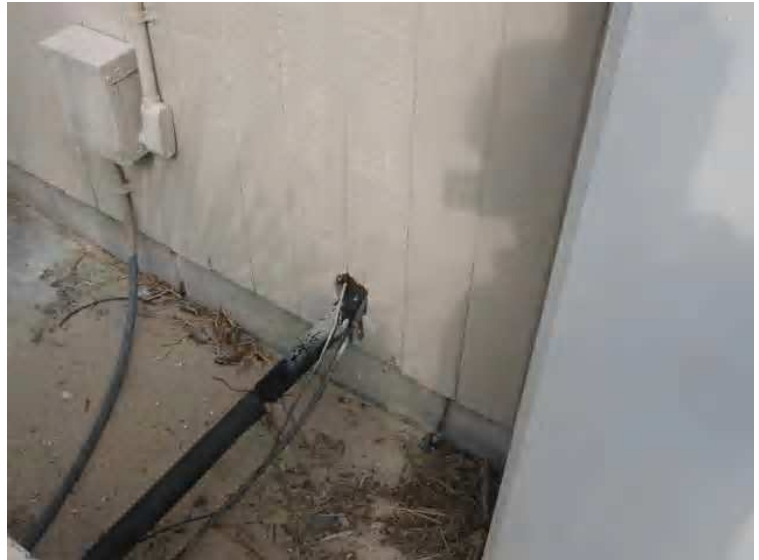
# Square-One Inspection Service, LLC.

15:29PM October 13, 2005

## Photo Attachments



This picture is again showing moisture levels of 30% this image was taken on the second floor siding adjacent to the deck structure outside of the club offices on building A. [see AD1 on diagram 1].



Here we are looking at unsealed openings into the structure [this picture from the AC compressor area on the east side of building B] any unsealed entry into the structure will result in moisture intrusion and possible insect damage.



Repairs to stop moisture entry due to the deck having insufficient slope to direct water away from the structure. In this case a concrete apron was poured but was not effective as can be seen from the considerable amount of silicon sealants applied in this area.



South side of building A. adjacent to the entryway to the ladies locker room shows signs of termite activity.

# Square-One Inspection Service, LLC.

15:29PM October 13, 2005

## Photo Attachments



South west side of building B. and shows damaged condensation lines. Due to inadequate drainage all of this condensate is being retained directly against the structure's siding and sill plate in this area.



This image shows elevated moisture readings at the base of one of the support columns supporting the wooden stairs coming off the deck on the south side of building B. [see diagram 1 for location off BD3]



Handrail on east side of deck [BD4 see diagram 1] this handrail is typical of all inspected on the property as it has been damaged by either rot or termite activity, we recommend repairs or replacement as needed.



Building B. 2nd floor loading dock, the siding in this area is rotten due to moisture intrusion in the attic space from improper flashing and caulking of the siding materials. We recommend further evaluation of the sill plate, as it could not be viewed at the time of inspection.

## Photo Attachments



This door leads from the offices in Building A to the exterior deck [AD1 on diagram 1] there is evidence of moisture intrusion into the door framing which forced the door & jamb out of plumb.



2nd floor office windows as seen from deck [AD1] elevated moisture readings only confirm the visual evidence of rot in the window frame, this is typical of the window elements on both buildings.



This image depicts significant rot and moisture damage to a window on the south side of building B. As previously mentioned we recommend further evaluation of all window frames on the structure.



Picture showing elevated moisture readings on an interior frame in the 2nd floor members dining room in building A. this frame is showing moisture in excess of 30%.

# Square-One Inspection Service, LLC.

15:29PM October 13, 2005

## Photo Attachments



The 2nd floor refrigeration equipment was installed directly over the main electric closet; over time condensation leaking down over the equipment has rusted the riser conduits coming from this closet, see full report.



This panelboard has suffered extensive moisture intrusion damage, is rusting out and in a condition of eminent failure. A licensed electrician to correct this condition by replacing this equipment.



Other electrical equipment that has been damaged by excessive moisture intrusion. Careful consideration should be given to either relocating the electric closet or the walk-in coolers.



Typical open junction box, one of many that needs attention by a licensed electrician

## Photo Attachments



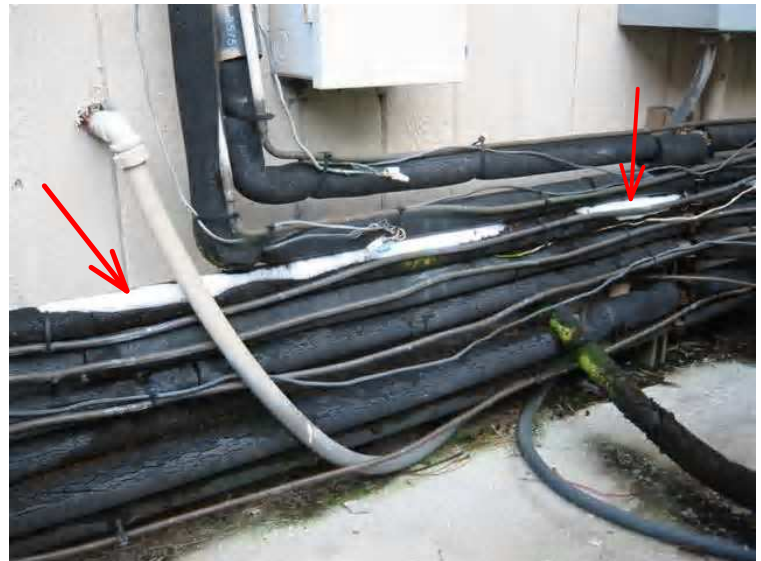
Typical non-grounded receptacle. This condition is most likely related to the damaged conduits in the electrical riser system, further evaluation by a licensed electrician required.



HVAC Condenser's - Split-system A/C condenser units in various stages of deferred maintenance. Note: leaking condensation, frozen refrigerant lines, mold like substances.



Split-system A/C condenser units showing frozen refrigerant lines this is usually a sign of low refrigerant in the system.



Split-system A/C condenser units showing damaged and frozen refrigerant lines this is usually a sign of low refrigerant in the system.

## Photo Attachments



Typical AC Compressor manufacturers plate: The compressors have an average age of 8 years and an average cooling capacity of 4-tons.



Typical air handler - Air handler units and associated ductwork are mostly original to the building and show signs of mold contamination. Note the frozen refrigerant lines.



Typical HVAC register - Note the dirty discharge and probable mold-like substances growing. The entire HVAC registers and ductwork will need to be professionally cleaned.



Typical HVAC return duct - Note the dirt and probable mold-like substances growing. The entire HVAC registers and ductwork will need to be professionally cleaned.

## Photo Attachments



Typical HVAC return filter - Note the air freshener attached to the filter used mask the mold odor. The entire HVAC registers and ductwork will need to be professionally cleaned.



Typical HVAC cooling coil - Note dirt and clogged cooling fins. The entire HVAC registers and ductwork will need to be professionally cleaned.

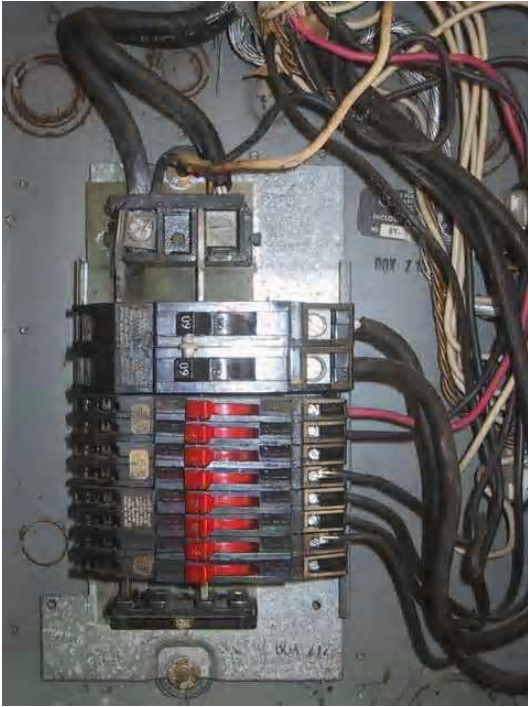


Fitness Center Roof - Shows low spot where water is pooling



Fitness Center Roof - Shows low spot where water is pooling, note growth of mold-like substances.

## Photo Attachments



Zinsco brand panel and is cause for concern. We consider this panel to be potentially hazardous and strongly recommend that it be replaced at the earliest opportunity.



The main lug is double tapped which is an electrical code violation and shows signs of overheating. This condition is a safety hazard and should be corrected by a licensed electrical contractor ASAP before anyone is hurt.



Maintenance Buildings - Oil and fuel storage tanks should be professionally evaluated and a current fire certificate should be obtained from the seller, see full report.



Maintenance Buildings - Main workshop structure is steel framed, steel clad, and roofed whilst the structure appears sound, see full report.

# Square-One Inspection Service, LLC.

15:29PM October 13, 2005

## Photo Attachments



Maintenance Buildings - The electrical service in this building is in an unsafe condition, see full report.



Maintenance Buildings - The cart storage barn roof is in particularly poor shape possibly from previous storm damage, see full report.



Maintenance Buildings - During the inspection we noted a large quantity of used oils and other hazardous materials stored on-site, see full report.



Pump House - Note the roof which is in eminent danger of failure and collapse.

# Square-One Inspection Service, LLC.

15:29PM October 13, 2005

## Photo Attachments



Pump House - The roof is no longer providing protection to the interior of this building.



Pump House - The electrical system is designed as NEMA 1 which is indoor only, all electrical equipment has been exposed to the weather over a long period of time and should be abandoned and replaced.