



6/17/2017

1234 Acme Rd. St. Petersburg, FL

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Doc #: 7026  
Inspector: Ronnie Milot  
Date: 6/14/2017  
Dwelling Address: 1234 Acme Rd.  
St. Petersburg, FL 33713  
Client Name: Jane Doe



We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

**FUTURE FAILURE:** Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



## DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

**SERVICEABLE:** The item was inspected and appeared to function normally at time of inspection.

**NOT PRESENT:** The item was not present at the time of inspection.

**NOT INSPECTED:** The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will appear in the 'Summary Report'.

**NOT OPERATED:** The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will appear in the 'Summary Report'.

**COMMENT:** The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed. Items with the heading 'Comment' will not appear in the 'Summary Report'.

**REVIEW:** The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Review' will appear in the 'Summary Report'.

**SAFETY:** A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

## GENERAL INFORMATION

**MAJOR SYSTEMS** Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web



site for recall information regarding any system or component.

## GENERAL CONDITIONS

1001.	Inspector	Ron Milot- HI# 4249 (ron@quigleyinspections.com).
1002.	In Attendance	Seller(s).
1003.	Occupancy	This is a limited review of many areas in this building. Building was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1004.	Property Information	This is a commercial structure.
1005.	Levels	1 story structure.
1006.	Estimated Age	This structure is approximately 46 years of age.
1008.	Start Time	9:40
1009.	Stop Time	12:30

## Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
1101.	Driveway	Serviceable. Asphalt; Concrete.



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|-------|------------------------|---|
| 1102. | Walkways               | Serviceable. Concrete; Paver/Tile.  |
| 1103. | Exterior Wall Cladding | <b>Review. Concrete block construction. Stucco over concrete block. Common cracks noted. Cracked concrete window sill at the right side. Common cracks also noted at the soffit areas. Suggest repairs as needed.</b>   |
| 1104. | Trim Soffit Fascia     | <b>Review. Wood. Wood fascia was moisture damaged at a few areas around the building. Most areas were at the front and at the outside corners. Fascia also appears to be partially moisture damaged behind the gutters. The gutters around the building were loose and damaged at many areas. Gutters were also leaking. Suggest repairs / replacement as needed.</b> |
| 1105. | Window & Frames        | Serviceable. Roll-out. Fixed.   |
| 1106. | Exterior Door(s)       | <b>Review. Metal; Wood. The weather-stripping was partially damaged at the front entrance double doors. Suggest repairs / replacement as needed.</b>  |
| 1108. | Fences / Gates         | Serviceable. Chain link; Block.   |
| 1109. | Electrical             | <b>Review. Wiring to the irrigation timer was exposed. Open electrical box also noted at the right side of the building. One of the light fixtures for the business sign was also damaged. Suggest repairs by licensed electrical contractor. One soffit light fixture at the front was also inoperable. Possible burnt bulb.</b>                                     |
| 1111. | Gas Meter(s)           | Serviceable. The gas meter is located at left side exterior of the building.  |
| 1112. | Exterior Faucets       | <b>Review. Left, right and rear. The left side hosebib was missing the handle. Suggest repairs as needed.</b>   |
| 1113. | Sprinkler              | <b>Review. Five zones were tested. Some of the heads were not spraying properly. Suggest repairs as needed.</b>   |



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| 1115. | Lot / Grade<br>Drainage | Serviceable. Minor slope.   |
| 1116. | Foundation /<br>Type    | Slab. Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. |

## Quigley Inspection Services

### Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
1202.	Material/Type	Concrete tile.
1205.	Conditions	<b>Review. Older tile roof noted. Cracked / damaged tiles were noted at a few areas. The exposed roofing at the rear valley was also deteriorated. Suggest review of this entire roof by licensed roofing contractor.</b>

### Garages / Carports

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
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## Quigley Inspection Services

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| 1308. | Garage Doors         | Serviceable. Roll-up panel. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.   |
| 1309. | Garage Door Hardware | Serviceable.   |
| 1310. | Door Openers         | Serviceable. This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety. |

## Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
1601.	Shut Off Valve Location	Right side of the building.
1602.	Supply Lines	Copper.
1603.	Drain Waste Lines & Vent Pipes	PVC; Cast iron; Copper.
1604.	Waste Disposal System	Serviceable. The waste disposal system appears to be connected to public sewer systems.
1605.	Water Supply System	Serviceable. Water supply system appears to be public.

## Quigley Inspection Services

1607. Plumbing  
Comments
- Review. The building has two water heaters. The water heater at the left side of the building inside the storage room closet was newer 40 gallon unit. Appears to be a 2014 model. The water heater at the right side of the building inside the break room area was old. This water heater data plate was not visible. Water heater was operable although debris was found at the faucets inside the rooms and bathrooms. Water pressure at these sinks and at one of the toilets at the right side portion of the building was minimal. The water pressure at the left side portion of the building was in serviceable condition. Suggest review of all plumbing fixtures and water heater at the right side portion of the building by licensed plumbing contractor.**

## Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
1702.	Main Electrical Panel & Location	Serviceable. The electrical service to the building is 400 amps. The main electrical disconnect was located at the left side near the meter. Electrical panels are located in the garage and at the right side hallway area of the building. All three electrical panels were in serviceable condition. Garage panels are 225 amps and 125 amps. Hallway panel is 150 amps.

## Quigley Inspection Services

1707. Maintenance **Review. The electrical conduits in the garage below the main electrical panels were cracked / damaged. Wires were partially exposed. Suggest review by licensed electrical contractor.**

## Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
1802.	Heating System Design Type/Brand	Gas forced air.

## Quigley Inspection Services

### Air Conditioning

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
2010.	Air Conditioning Comments	<b>Review. The left side portion of the building has two HVAC units. Both units are 5 ton. One unit is a 2016 model and one unit is a 2012 model. Both these units were operable and cooling although the airhandler inside the attic space above the reception area was noisy. The right side portion of the building has one HVAC unit. This unit is an older 2000 model. The airhandler inside the attic space was operable although the condensing unit at the left side of the building was inoperable. Suggest review and repairs / replacement of this older system by licensed HVAC contractor. Also suggest the other systems be reviewed, repaired and serviced.</b>

## Quigley Inspection Services

### Various Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

<b>_Step #</b>	<b>Component</b>	<b>Comment</b>
2652.	Room Comments	<p><b>Review. Defects found at the waiting room areas.</b></p> <p><b>1. One ceiling spot light fixture was inoperable in the larger area and one ceiling light fixture was inoperable in the smaller TV room area.</b></p>

### Various Room #2

<b>_Step #</b>	<b>Component</b>	<b>Comment</b>
2652.2.	Room Comments	<p><b>Review. Defects found at the left side portion of the building.</b></p> <p><b>1. Carpet was partially damaged at the reception area.</b></p> <p><b>2. The small bathroom at the left center has a damaged / leaking shower head. Hot / cold was also reversed on the faucet.</b></p> <p><b>3. The light switch at the small right bathroom was installed upside down.</b></p> <p><b>4. The sink drain pipes were partially rusted and the strainer was clogged at the larger handicap bathroom.</b></p> <p><b>5. Strainer was clogged at the sink faucet in exam room # 4.</b></p> <p><b>6. Florescent light ballast was noisy / worn in exam room # 5.</b></p>

### Various Room #3

<b>_Step #</b>	<b>Component</b>	<b>Comment</b>
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## Quigley Inspection Services

2652.3. Room  
Comments

**Review. Defects found at the right side portion of the building.**

- 1. The break room cabinet was damaged near the old water heater. Low water pressure at the sink faucet.**
- 2. One florescent light fixture was inoperable inside the right rear storage room.**
- 3. Very low water pressure at the small right side bathroom.**
- 4. Both sinks inside the center storage rooms have damaged faucets, low water pressure and damaged strainers.**

## Quigley Inspection Services

### Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Dept. of Energy website ([www.eren.doe.gov/consumerinfo](http://www.eren.doe.gov/consumerinfo)) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
2702.	Framing	Trusses. Wood truss construction noted. Trusses are often used to provide additional headroom and wider spans than is common with wood joist systems. This is a specialized system which is intended for site-specific engineering. The integrity of a truss system depends on the builder following a truss engineer's instructions, which we do not have. Verifying appropriate installation is beyond the scope of this inspection. Trusses should not be cut or notched as this will damage their structural integrity.
2703.	Sheathing	Plywood.
2705.	Insulation	Serviceable. 4-6" of insulation present.
2706.	Ventilation	Serviceable. Gable vents; Soffit vents.
2708.	Electrical	Serviceable.
2712.	Attic Comments	<b>Review. Termite damage was found at the bottom of the trusses and at the vertical truss supports. Damage appeared to be minimal although suggest inspection and treatment if needed by licensed pest control contractor.</b>