



DOUBLE SCOPE INSPECTIONS

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<https://doublescopeinspections.com>



DOUBLE SCOPE INSPECTION REPORT

1361 Florida Ave NE
Palm Bay, FL 32905

City of Palm Bay Facilities

07/01/2024



Inspector

Mark Watson

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Inspector

William Watson

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SUMMARY

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MAINTENANCE ITEM

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RECOMMENDATION

- 🚫 2.2.1 Introductory Notes - Important Client Information: Any deficiencies
- 🚫 4.2.1 Roof - All Roof Penetrations: Metal extremely rusted
- 🔧 5.7.1 Exterior - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- 🚫 5.7.2 Exterior - Lighting Fixtures, Switches & Receptacles: Weather Cover issue
- 🚫 5.8.1 Exterior - GFCI : GFCI Not Functional
- 🔧 6.2.1 Heating & Cooling - Air Handler Equipment: Unable to look at Coils.
- 🚫 6.3.1 Heating & Cooling - Condenser Equipment: Insulation Missing or Damaged
- 🚫 6.3.2 Heating & Cooling - Condenser Equipment: Condensation line exhaust not located at the exterior
- 🔧 6.5.1 Heating & Cooling - Air Handler Equipment 2: Air leak at supply duct
- 🔧 6.8.1 Heating & Cooling - Air Handler Equipment 3: Drip pan has corrosion
- 🚫 6.11.1 Heating & Cooling - Air Handler Equipment 4: Unable to locate number 4 air handler
- 🚫 6.16.1 Heating & Cooling - Condenser Equipment 6: Unusually Noisy
- 🚫 6.16.2 Heating & Cooling - Condenser Equipment 6: Screws missing for housing and cage
- 🚫 6.18.1 Heating & Cooling - Normal Operating Controls: Battery replacement needed
- 🔧 6.19.1 Heating & Cooling - Distribution System: Unable to fully evaluate ductwork
- 🔧 6.20.1 Heating & Cooling - Presence of Installed Cooling Source in Each Room: Dirty vent covers with staining/microbial growth
- 🚫 7.2.1 Electrical Main - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- 🚫 7.2.2 Electrical Main - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical shut off panel lock not functional
- 🚫 7.2.3 Electrical Main - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Defective surge protector
- 🔧 11.7.1 Brevard health alliance - Lighting Fixtures, Switches & Receptacles: Loose Receptacles
- 🚫 12.3.1 Brevard health alliance Bathrooms and sinks - Sink/Vanity: Loose faucet
- 🔧 12.3.2 Brevard health alliance Bathrooms and sinks - Sink/Vanity: Dirty Screen/Aerator

- 🔧 12.3.3 Brevard health alliance Bathrooms and sinks - Sink/Vanity: Handicap cover missing
- 🔧 12.4.1 Brevard health alliance Bathrooms and sinks - Water Supply, Distribution Systems & Fixtures: Corroded Connections Under The Sink
- 🚫 12.5.1 Brevard health alliance Bathrooms and sinks - Drain, Waste, & Vent Systems: Organic Buildup inside mop drain
- 🔧 12.8.1 Brevard health alliance Bathrooms and sinks - Floors: Maintain Grout/caulking
- 🔧 13.3.1 community room - Windows: Maintain caulk around Windows
- 🔧 13.4.1 community room - Floors: Carpet Stains
- 🚫 13.7.1 community room - Lighting Fixtures, Switches & Receptacles: Loose Receptacles
- 🔧 14.3.1 community room bathrooms and sinks - Sink/Vanity: Maintain caulk
- 🔧 14.3.2 community room bathrooms and sinks - Sink/Vanity: Missing Handicap cover
- 🔧 14.7.1 community room bathrooms and sinks - Windows/Vent: Dirty Exhaust Fan
- 🔧 14.8.1 community room bathrooms and sinks - Floors: Maintain Grout/caulking
- 🔧 14.8.2 community room bathrooms and sinks - Floors: Minor Damage
- 🚫 14.11.1 community room bathrooms and sinks - Lighting Fixtures, Switches & Receptacles: loose GFCI receptacle
- 🚫 14.11.2 community room bathrooms and sinks - Lighting Fixtures, Switches & Receptacles: Damaged sensor for wall switch
- 🚫 15.2.1 restaurant and Appliances - Range/Oven/Cooktop: Burner Not Heating Properly
- 🔧 15.2.2 restaurant and Appliances - Range/Oven/Cooktop: Oven Extremely Dirty
- 🚫 15.5.1 restaurant and Appliances - Countertops, Cabinets & Sink: Weak Pressure
- 🔧 15.7.1 restaurant and Appliances - Water Supply, Distribution Systems & Fixtures: Corroded connections under the sink
- 🚫 15.8.1 restaurant and Appliances - Drain, Waste, & Vent Systems: Leaking Pipe
- 🔧 15.8.2 restaurant and Appliances - Drain, Waste, & Vent Systems: Missing Drain Cap
- 🚫 15.9.1 restaurant and Appliances - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- 🔧 15.9.2 restaurant and Appliances - Lighting Fixtures, Switches & Receptacles: Lights Inoperable
- 🚫 15.10.1 restaurant and Appliances - GFCI: No GFCI Protection Installed
- 🚫 15.11.1 restaurant and Appliances - Windows: Cracked glass and failed seal
- 🔧 15.13.1 restaurant and Appliances - Walls: Microbial growth noted
- 🚫 15.14.1 restaurant and Appliances - Ceilings: Microbial Growth
- 🔧 15.14.2 restaurant and Appliances - Ceilings: Stain(s) on Ceiling

1: INSPECTION DETAILS

Information

In Attendance

Client

Inspector exterior

Mark Watson

Inspector interior

James Watson

Occupancy

Furnished, Occupied

Style

One Story

Type of Building

Commercial

Temperature (approximate)

84 Fahrenheit (F)

Weather Conditions

Cloudy

Thank you for trusting us with your investment. We do not take this opportunity lightly. If you have any questions please don't hesitate to reach out to our office at 321-250-5344! ☺

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erving Brevard County and Surrounding Areas

2: INTRODUCTORY NOTES

		IN	NI	NP	D
2.1	General Inspection Scope	X			
2.2	Important Client Information	X			
2.3	Permits		X		
2.4	Environmental		X		
2.5	Pictures	X			
2.6	Walk Through Information	X			
2.7	Overall Building Condition	X			
2.8	Concluding Remarks	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General Inspection Scope: The purpose of this Inspection.

The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. **We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walk through inspection before closing escrow.**

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

General Inspection Scope: Commercial Scope

This inspection and subsequent report was conducted on a commercial building. The inspection will be performed in accordance with InterNACHI's ComSOP. The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, equipment, personal items and decorations in occupied structures necessarily limits the scope of the inspection. For instance, the placement of equipment prevents access to every electrical receptacle. We did not interrupt on-going business in occupied areas. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the purchaser conduct a thorough pre-closing walkthrough inspection before closing escrow.

Subjectivity

The client should understand that the inspection report is, to a large degree, the subjective opinions of the inspector based on his/her observations and research within the limits of access, time and budget, and without the aid of special equipment or meters, and without dismantling, probing, testing or troubleshooting, and without detailed knowledge of the commercial property, its components or its systems. The inspection report is not much more than a subjective professional opinion

General Inspection Scope: General Scope

Scope

This inspection is a non-invasive examination of readily accessible (visible) systems and components as outlined in the International Association of Certified Home Inspectors (InterNACHI), Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is not a technically exhaustive inspection and **will not necessarily list all minor home maintenance or repair items**. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do not report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. We did not test for environmental hazards or the presence of any potentially harmful substance. Identification of ACM (Asbestos-Containing Material) throughout the home is outside the scope of a typical home inspection.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Important Client Information: Please Read

Please read the inspection report's "Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. This will also include a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.

Pictures: Pictures

Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. Also, pictures may represent only one example location where many similar locations exist. We suggest reading the our key findings to find all of the defects that have been reported on. If you have any questions on the key findings, please contact the inspector for clarification.

Walk Through Information: Occupied

Occupied: During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your attorney, prior to closing.

Overall Building Condition: Ok With Exceptions

After a thorough inspection of the premises, this home/ building was found to be in overall good condition and has been well maintained. As with any structure, there are certain elements that need attention, repair or maintenance. No significant structural defects were visible at the time of inspection. The conditions found were mostly typical for this type of construction and the age of the home.

Concluding Remarks: Thank You!

While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a home. Budget annually for some maintenance and repairs.

Thank you for allowing me to perform your home inspection. If you have any questions about the report or, after you move in, if you EVER have any questions about your home or are performing maintenance suggestions that I have listed in the report and need additional guidance, please call me at 321-250-5344.

Limitations

Permits

PERMITS

Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction/remodeling and/or equipment replacement were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

Environmental

ENVIRONMENTAL

This inspection excludes testing for any toxic or dangerous substances or gases, other than gases typically used for fuel for building heating systems. We do not test for the presence of substances including, but not limited to: mold, radon, asbestos, urea-formaldehyde foam, lead in paint, or water quality. If independent environmental testing is desired consider hiring qualified specialists for this type of work.

Deficiencies

2.2.1 Important Client Information

ANY DEFICIENCIES



Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs before closing escrow.

3: FOUNDATION & STRUCTURE

		IN	NI	NP	D
3.1	Foundation	X			
3.2	Wall Structure	X			
3.3	Floor Structure		X		
3.4	Ceiling Structure		X		
3.5	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Attic Access, Visual

Foundation: Material

Slab on Grade

Roof Structure & Attic: Sheathing

Unknown

Roof Structure & Attic: Truss

Unknown

Foundation: Slab Limitations

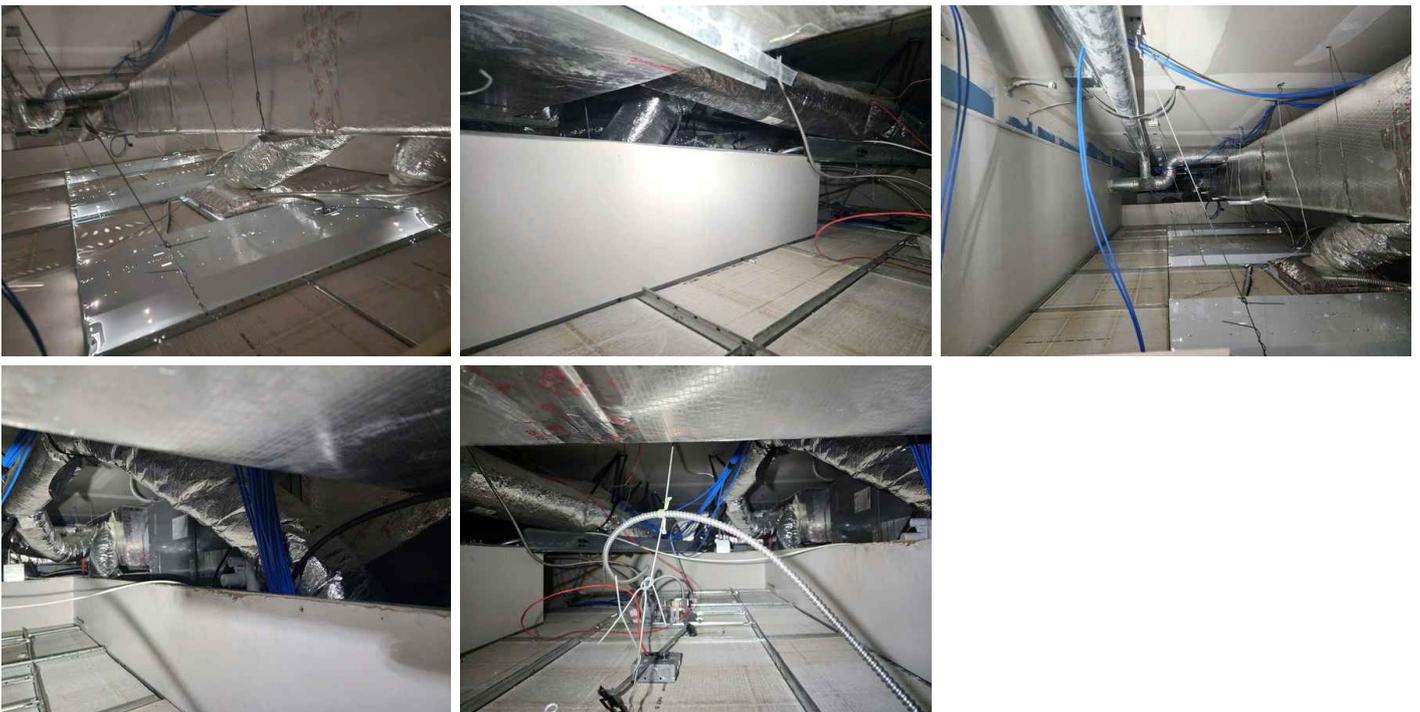
The perimeter of the exterior slab was inspected and was found to be in good condition. Because slab is finished partially or completely which covers the floor slab, a visual evaluation of the slab is not possible.

Wall Structure: Masonry Walls OK

The home has a slab on grade foundation and masonry walls covered by stucco. Other than what was noted the Visible portions of the exterior walls were visually examined for abnormal cracking or indications of structural movement. Some hair-line cracks were observed on exterior walls that are typical of masonry construction.

Roof Structure & Attic: Framing Good

No significant defects were found based on the visible portions of the roof framing. The overall roof construction appears to be well done and the components well fastened.



Roof Structure & Attic: Limited Areas

The roof structure/framing is mostly viewed from within the attic spaces and is limited to areas that are reasonably accessible and visible from the central portions of the attic. Many areas of the eaves and soffits were concealed by low roof clearance and insulation. Some areas were inaccessible due to A/C duct and framework arrangement. Most homes have some inaccessible areas.

Limitations

Floor Structure

SURFACE FINISHED

Surface finishes partially or completely covered, so a visual evaluation of the flooring structure is not possible.

Ceiling Structure

SURFACE FINISHED

Surface finishes partially or completely covered, so a visual evaluation of the Ceiling cover is not possible.

4: ROOF

		IN	NI	NP	D
4.1	Coverings	X			
4.2	All Roof Penetrations	X			X
4.3	Flashings		X		
4.4	Roof Drainage Systems	X			

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Information

Inspection Method

Drone

Roof Type/Style

Combination Gable/Hip
Hip

Coverings: Roof estimated age

2018 Year of installation

Roof Drainage Systems: Gutter

Material

Aluminum

Coverings: Material

Metal



Limitations

General

ROOF LIMITATIONS

Roof-The inspector is not required to inspect: Components or systems that are not readily accessible; Antenna or other installed accessories; interiors of flues or chimneys which are not readily accessible. The inspector is not required to walk on the roof surface when, in the opinion of the inspector, the following conditions exist: Roof slope is excessive to safely walk on; There is no safe access to the roof; Climatic conditions render the roof unsafe to walk on; Condition of the roofing material or roof decking renders the roof unsafe to walk on; Walking on the roof may cause damage to the roof covering materials; and walking will place any liability or danger to anyone, or if the tile roof covering was older, and its life expectancy has nearly expired.

Flashings

TIGHT JOINTS NOT VISIBLE

Due to the tightness between roof coverings and finished surfaces, the flashing at most of the roof penetrations and sidewall connections are not visible for inspection. Any mastic used to seal penetrations or joints can prevent observation of the flashing. We can offer no opinion as to the condition or presence of the proper flashing. Monitor all flashing areas for leaks and repair as needed.

Deficiencies

4.2.1 All Roof Penetrations

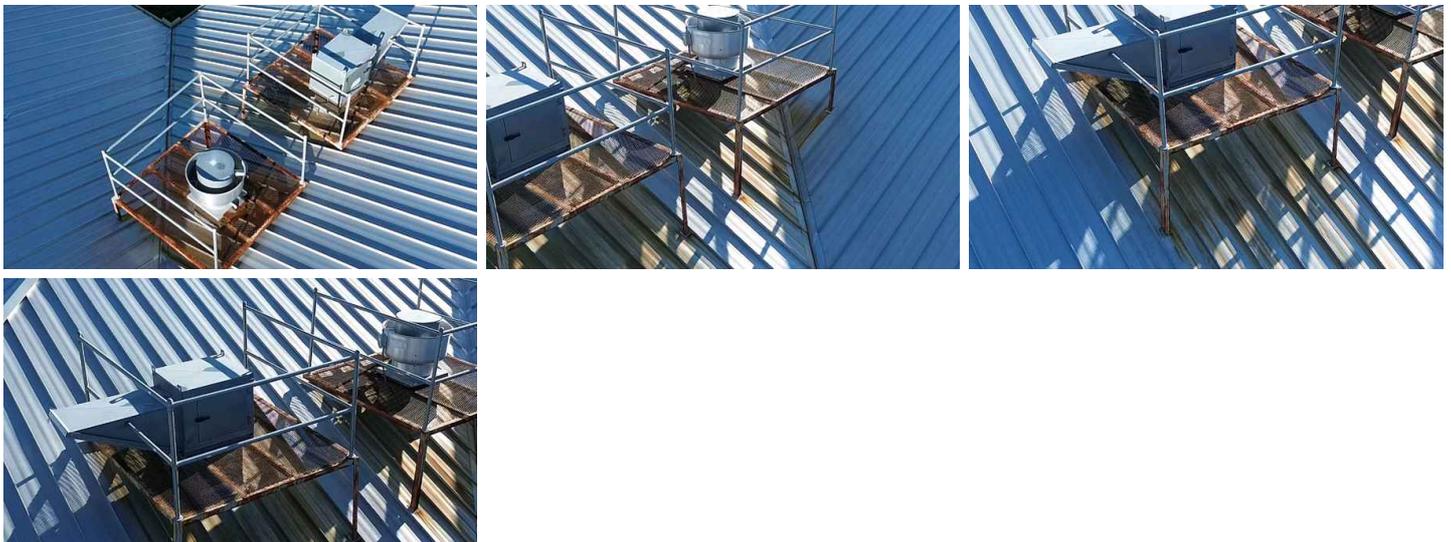


METAL EXTREMELY RUSTED

The metal shelving at roof shows evidence of excessive rust/deterioration. Recommend monitoring. It is recommended that this area be treated to prevent further deterioration.

Recommendation

Contact a qualified professional.



5: EXTERIOR

		IN	NI	NP	D
5.1	Siding, Flashing & Trim	X			
5.2	Vegetation, Grading, Drainage & Retaining Walls	X			
5.3	Walkways, Patios & Driveways	X			
5.4	Exterior Doors	X			
5.5	Window Exterior/Screens	X			
5.6	Eaves, Soffits & Fascia	X			
5.7	Lighting Fixtures, Switches & Receptacles	X			X
5.8	GFCI	X			X
5.9	Main Water Shut-off Device	X			
5.10	Exterior Water supply	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Siding, Flashing & Trim: Exterior finished surface

Stucco, Wood, Concrete block, Hardie board

Walkways, Patios & Driveways: Driveway/Walkway/Patio

Concrete

GFCI : GFCI's Present

GFCI's installed where required and functional at the time of inspection.

Main Water Shut-off Device:

Location

Front lawn

Water Source

Public

Sewer Directed To

Beyond the scope of a home inspector-Check with sellers



Exterior Water supply: Exterior Water Supply Material

Not visible

Inspection Method

Visual, Attic Access



Vegetation, Grading, Drainage & Retaining Walls: Grading Is Satisfactory

The grading around the home is generally satisfactory at this time. Monitor and maintain the grading over time to promote drainage away from the foundation of the home.

Exterior Doors: Door Operational

Doors are operational at the time of inspection.



Window Exterior/Screens: Window Exterior/Screen



Eaves, Soffits & Fascia: The eaves, soffits, and fascia in good condition

The eaves, soffits, and fascia in good condition. This is an overall view, not including defects listed

Lighting Fixtures, Switches & Receptacles: All Receptacles Good At The Time Of Inspection

Other than what is noted, all receptacles are good at the time of inspection.



Deficiencies

5.7.1 Lighting Fixtures, Switches & Receptacles

 Maintenance Item

LIGHT INOPERABLE

Light is not operational. Check the bulb, if this doesn't resolve issue the full unit should be evaluated.

Recommendation

Contact a handyman or DIY project



5.7.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

WEATHER COVER ISSUE

Install/Repair/seal or replace the outside receptacle weather cover to prevent moisture from coming into contact with the electrical contacts.

Recommendation

Contact a handyman or DIY project



5.8.1 GFCI

GFCI NOT FUNCTIONAL



Recommendation

When tested, the GFCI (Ground Fault Circuit Interrupted) receptacle did not function properly. **(Won't reset & worn)** This is an indication of a defective or improperly-wired safety device. A qualified professional needs to make repairs or modifications as necessary to meet electrical safety standards.

Recommendation

Contact a qualified professional.



6: HEATING & COOLING

		IN	NI	NP	D
6.1	Temperature Differential	X			
6.2	Air Handler Equipment	X			X
6.3	Condenser Equipment	X			X
6.4	Temperature Differential 2	X			
6.5	Air Handler Equipment 2	X			X
6.6	Condenser Equipment 2	X			
6.7	Temperature Differential 3	X			
6.8	Air Handler Equipment 3	X			X
6.9	Condenser Equipment 3	X			
6.10	Temperature Differential 4	X			
6.11	Air Handler Equipment 4	X			X
6.12	Condenser Equipment 4	X			
6.13	Temperature Differential 5	X			
6.14	Air Handler Equipment 5	X			
6.15	Condenser Equipment 5	X			
6.16	Condenser Equipment 6	X			X
6.17	Condenser Equipment 7	X			
6.18	Normal Operating Controls	X			X
6.19	Distribution System	X			
6.20	Presence of Installed Cooling Source in Each Room	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Energy Source

Electric

Heat Type

Heat Pump/Strip

Air Handler Equipment: Year of unit

2018 Year

Air Handler Equipment: Energy Source/Type

Electric

Air Handler Equipment: Location

Attic

Condenser Equipment: Tonnage

7.5 Ton(S). An important point to note is that a home inspector is not obligated to verify if the condenser is appropriately sized for the home. While inspectors make an effort to assess this based on the home's living space

Condenser Equipment: Year of unit

2018 Year

Air Handler Equipment 2: Year of unit

2017 Year

Air Handler Equipment 2: Energy Source/Type

Electric

Air Handler Equipment 2: Location

Attic

Condenser Equipment 2: Tonnage

4 Ton(S)

Condenser Equipment 2: Year of unit

2018 Year

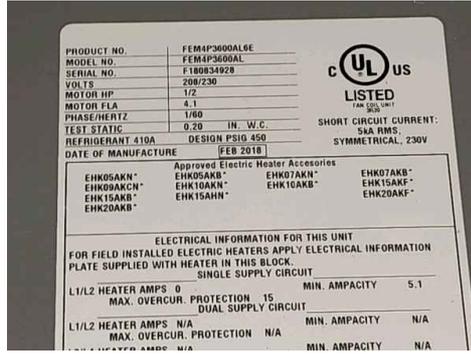
Air Handler Equipment 3: Year of unit 2018 Year	Air Handler Equipment 3: Energy Source/Type Electric	Air Handler Equipment 3: Location Attic
Condenser Equipment 3: Tonnage 4 Ton(S)	Condenser Equipment 3: Year of unit 2018 Year	Air Handler Equipment 4: Brand Unknown
Air Handler Equipment 4: Energy Source/Type Electric	Air Handler Equipment 4: Location Attic	Condenser Equipment 4: Tonnage 4 Ton(S)
Condenser Equipment 4: Year of unit 2018 Year	Air Handler Equipment 5: Brand International Comfort	Air Handler Equipment 5: Year of unit 2018 Year
Air Handler Equipment 5: Energy Source/Type Electric	Air Handler Equipment 5: Location Attic	Condenser Equipment 5: Tonnage 3 Ton(S)
Condenser Equipment 5: Year of unit 2018 Year	Condenser Equipment 6: Tonnage 4 Ton(S)	Condenser Equipment 6: Year of unit 2018 Year
Condenser Equipment 7: Tonnage 2.5 Ton(S)	Condenser Equipment 7: Year of unit 2018 Year	Distribution System: Configuration Central, Split

Temperature Differential: Normal Range

An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air is between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The return air temperature was 75.2 degrees, and the supply air temperature was 58.5 degrees, for a temperature differential of 16.7 degrees. This indicates the temperature drop is within normal range.



Air Handler Equipment: Brand International Comfort



Air Handler Equipment: Maintenance

As part of routine maintenance, the evaporator coil, condensate drain line and pan should be flushed and cleaned annually. A qualified technician should do the work. Microbial growth at the coils is common in Florida. There should be cleaned on a regular basis

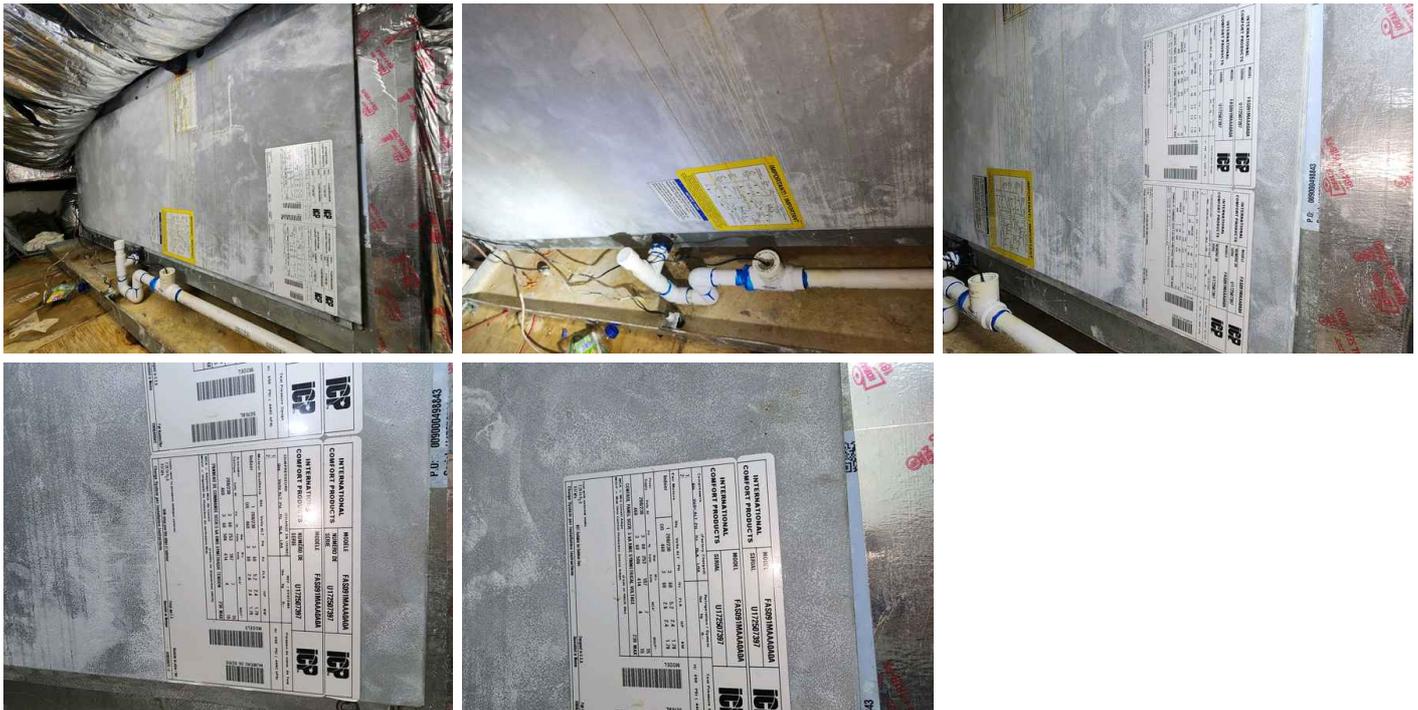
Condenser Equipment: Brand International Comfort



Temperature Differential 2: Normal Range

An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air is between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The return air temperature was 78.6 degrees, and the supply air temperature was 57.6 degrees, for a temperature differential of 21.0 degrees. This indicates the temperature drop is within normal range.

Air Handler Equipment 2: Brand ICP



Air Handler Equipment 2: Maintenance

As part of routine maintenance, the evaporator coil, condensate drain line and pan should be flushed and cleaned annually. A qualified technician should do the work. Microbial growth at the coils is common in Florida. There should be cleaned on a regular basis

Condenser Equipment 2: Brand International Comfort

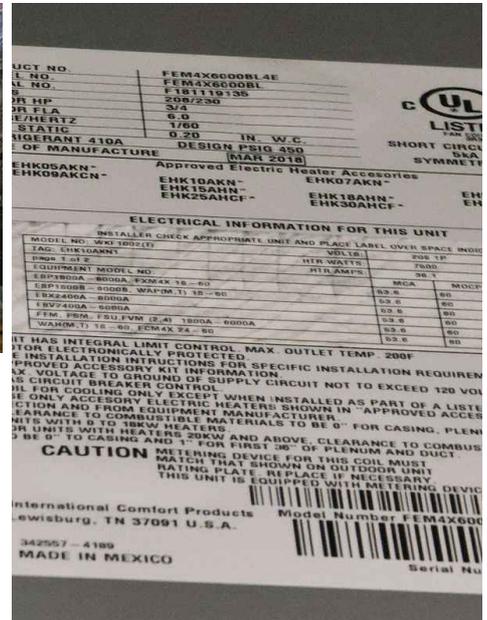


Temperature Differential 3: Normal Range

An ambient air test was performed on the cooling system to determine if the difference in temperatures of the supply and return air is between 15 degrees and 22 degrees, which indicates that the unit is cooling within industry standards. The return air temperature was 73.6 degrees, and the supply air temperature was 53.4 degrees, for a temperature differential of 20.6 degrees. This indicates the temperature drop is within normal range.



Air Handler Equipment 3: Brand International Comfort



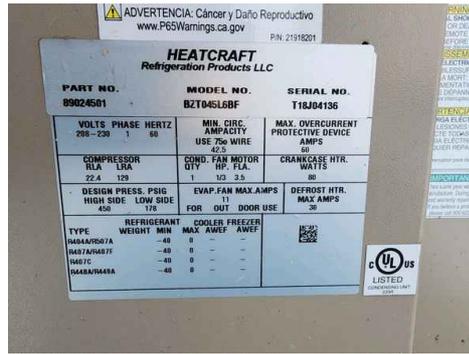
Air Handler Equipment 3: Maintenance

As part of routine maintenance, the evaporator coil, condensate drain line and pan should be flushed and cleaned annually. A qualified technician should do the work. Microbial growth at the coils is common in Florida. There should be cleaned on a regular basis

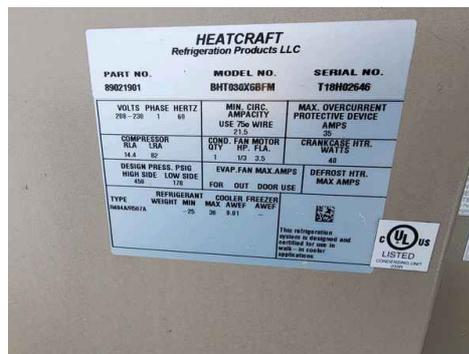
Condenser Equipment 3: Brand International Comfort



Condenser Equipment 6: Brand Heatcraft



Condenser Equipment 7: Brand HeatCraft



Normal Operating Controls: Thermostat is Good

The thermostat appears to be in good working order and responded properly to heat and/or cool settings. Note; Digital thermostats will usually have several custom settings & functions that can vary widely from model to model. Testing of these special features is beyond the scope of a home inspection and we made no attempt to evaluate any of these added features.



Limitations

Heating **DID NOT TEST**

Due to today's outside temperature, the non-seasonal cycle of the heat pump(s) was not tested. Industry standards recommend not running the heating cycle in warm seasons or the cooling cycle in cold weather. Typically, a satisfactory test in either the heating or cooling mode verifies all of the major components of the system are functioning, with the exception of the refrigerant reversing valve.

Deficiencies

6.2.1 Air Handler Equipment

 Maintenance Item

UNABLE TO LOOK AT COILS.

Systems is **sealed/blocked** we were unable to look at the coils. Coils should be cleaned on a regular basis. Opening up the sealed system to check coils are beyond the scope of a home inspection. Check with seller to see when the last time the system had maintenance.

Recommendation

Contact a qualified heating and cooling contractor



6.3.1 Condenser Equipment

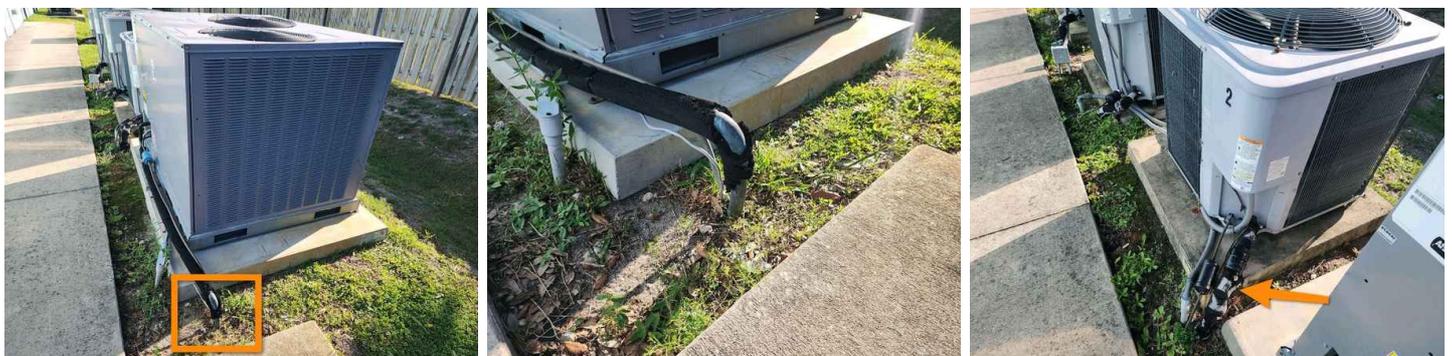
 Recommendation

INSULATION MISSING OR DAMAGED

Replace the missing/damaged pipe wrap insulation on the suction freon line at the condenser unit to properly insulate the pipe which will maximize energy efficiency of the system and restore it to the industry standard to which it was installed.

Recommendation

Contact a handyman or DIY project



Unit 1

Unit 2



Unit 6



Unit 7



6.3.2 Condenser Equipment

CONDENSATION LINE EXHAUST NOT LOCATED AT THE EXTERIOR



MOST UNITS

Condensation line exhaust not located at the exterior. May be buried or tied into main drain system. Recommend an licensed HVAC professional evaluate and advise to confirm location.

Recommendation

Contact a qualified HVAC professional.

6.5.1 Air Handler Equipment 2

AIR LEAK AT SUPPLY DUCT



Repair the air leaks where the air supply duct board plenum attaches to the air handler. To stop the loss of heated/cooled air. Repair/replacement of the tape and/or mastic sealant will improve the energy efficiency of the home.



6.8.1 Air Handler Equipment 3

DRIP PAN HAS CORROSION



Drip pan for the air handler has corrosion. No active leaks at the time of inspection. This is noted for your information. Replace as needed.



6.11.1 Air Handler Equipment 4

UNABLE TO LOCATE NUMBER 4 AIR HANDLER



At the time of inspection I was unable to locate number for air handler recommend contacting Builder or HVAC company to further evaluate it's noted for your information.

6.16.1 Condenser Equipment 6

UNUSUALLY NOISY

Compressor started and operated but unit was unusually noisy. Recommend licensed HVAC contractor evaluate.



6.16.2 Condenser Equipment 6

SCREWS MISSING FOR HOUSING AND CAGE



Screws missing for housing and cage. This recommended that these be added to protect unit and person from coming in contact with the fan blades



6.18.1 Normal Operating Controls

BATTERY REPLACEMENT NEEDED



Thermostat has "replace battery" warning. Replacing battery should resolve this issue. Failure to replace batteries can cause HVAC not to work properly

Recommendation

Contact a handyman or DIY project



6.19.1 Distribution System

 Maintenance Item

UNABLE TO FULLY EVALUATE DUCTWORK

Unable to fully evaluate ductwork because of construction limitations, insulation or limited access. We did inspect what we can visibly access. A home inspector does not inspect inside the ductwork for mold, or excessive condensation. Also note a home inspector doesn't check every joint due to time/visibility limitation. Noted for your information

6.20.1 Presence of Installed Cooling Source in Each Room

 Maintenance Item

DIRTY VENT COVERS WITH STAINING/MICROBIAL GROWTH

MULTIPLE AREAS THROUGHOUT THE BUILDING

A/C vent cover throughout the building are dirty. In some areas the ceiling tile around the dirty vent covers have dry condensation stains that can be painted. It also appears to be microbial growth on the ac vents and microbial growth can form on any surface in an environment that lacks sufficient ventilation or has high levels of humidity. Clean with vinegar or bleach water solution. Recommend cleaning upon move in for cleaner air flow.

Recommendation

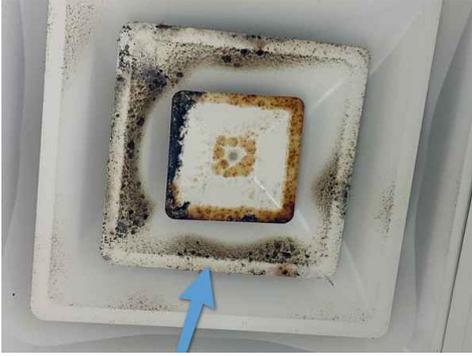
Contact a handyman or DIY project



Multiple vent covers throughout the building



Kitchen



7: ELECTRICAL MAIN

		IN	NI	NP	D
7.1	Service Entrance Conductors		X		
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Hallway, Utility room

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Non Metallic Sheathed cable

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Right, Exterior



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Square D, Eaton



Panel: P2

Type: 0

Rating: 10000

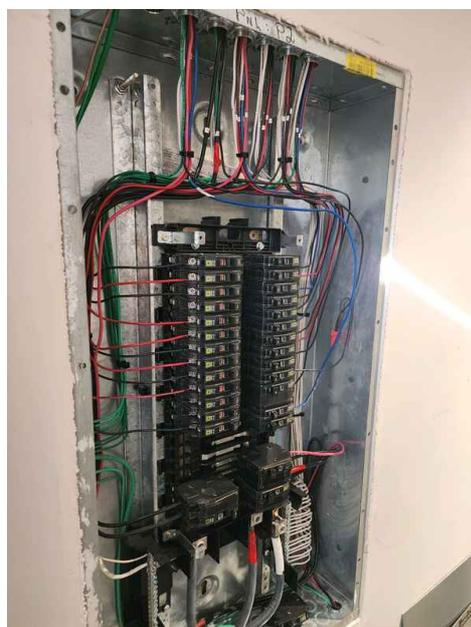
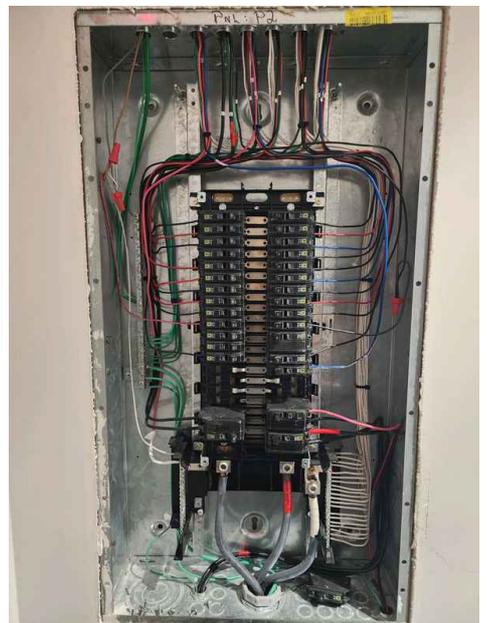
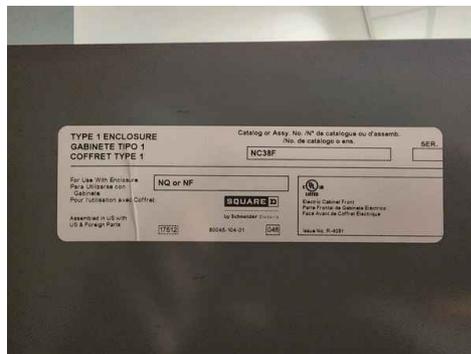
Circuit	Load Description	Circuit	Load Description
1	Lights	2	Receps. Exam Room 1
3	Terrant Sprague	4	Receps. Exam Room 2
5	MIC Refrigerator	6	Receps. Exam Room 3
7	Receps. Lab	8	VFA
9	Receps. Lab	10	Receps. Reception
13	Receps. Lab	12	Receps. Reception
15	Receps. Lab	14	Receps. Waiting Area
17	Receps. Providence Office	18	Receps. Waiting Area
19	New Service	20	Receps. Waiting Area
21	Spare	22	Receps. TTB
23	Spare	24	Spine
25	Spare	26	Spine
27	Spare	28	Spine
29	Spare	30	Spine
31	Spine	32	Spine
33	Spine	34	Spine
35	Spine	36	Spine
37	Spine	38	Spine
39	Spine	40	Spine
41	Spine	42	Spine

DATE: 11/26/2018 REV: A

10001-18602 REV: A

SQUARE D

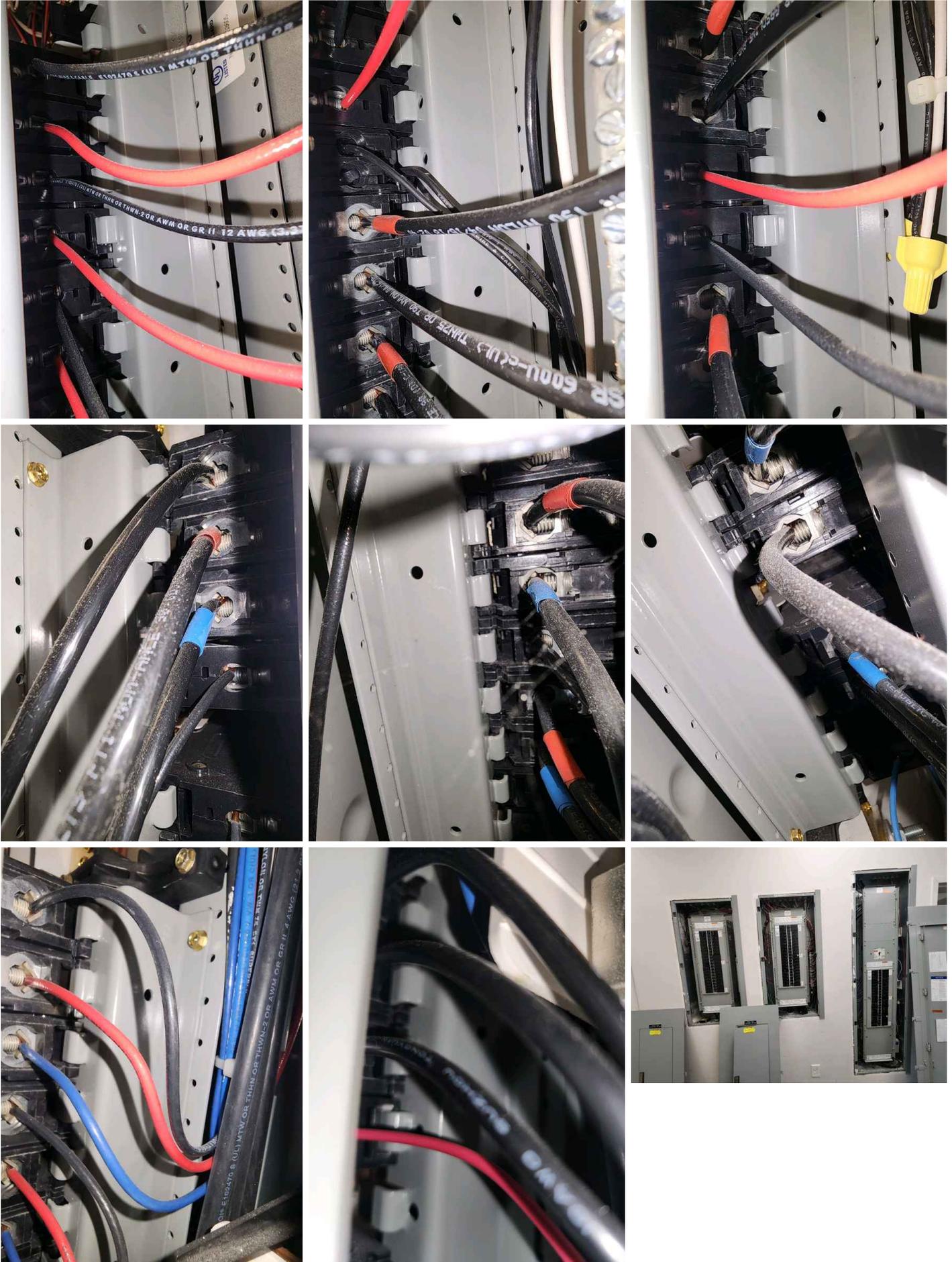
10001-18602 REV: A







Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker



Limitations

General

TESTING METER OR MAIN DISCONNECT

The electric meter is the property of the local utility company and is not opened or tested. Also testing the function of the main disconnect is not in the scope of this inspection

Service Entrance Conductors

CABLES UNDERGROUND

The service wires were not inspected due to the cables being underground.

Deficiencies

7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed.



7.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device



ELECTRICAL SHUT OFF PANEL LOCK NOT FUNCTIONAL

Lock on panel not functional

Recommendation

Contact a handyman or DIY project



7.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device



DEFECTIVE SURGE PROTECTOR

Appears that the surge protection is not functional at the connection for L2. Electrician repair/replace as needed



8: HOT WATER TANK

		IN	NI	NP	D
8.1	Hot Water Systems, Controls, Flues & Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Hot Water Systems, Controls, Flues & Vents: Year of unit
2018 Year

Hot Water Systems, Controls, Flues & Vents: Capacity
19.9 gallons

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



9: HOT WATER TANK 2

		IN	NI	NP	D
9.1	Hot Water Systems, Controls, Flues & Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Hot Water Systems, Controls, Flues & Vents: Year of unit
2023 Year

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic Access	X			
10.2	Attic Insulation	X			
10.3	Attic Moisture condition	X			
10.4	Ventilation	X			
10.5	Exhaust Systems	X			
10.6	Lighting Fixtures, Switches & Receptacles	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Access : Attic Access

Hatch, Ceiling tiles

Attic Access : Location

Hall closet

Attic Insulation: Insulation Type

Not visible

Attic Insulation: Depth of Insulation

Unknown

Attic Moisture condition : Dry

Ventilation: Ventilation Type

Soffit Vents

Limitations

General

VERY LIMITED ATTIC ACCESS

Because of the framing of the roof, ductwork, insulation, and access locations, there is very limited access to the Attic. We have evaluated the attic to the best of our ability visually and physically.

11: BREVARD HEALTH ALLIANCE

		IN	NI	NP	D
11.1	General	X			
11.2	Doors	X			
11.3	Windows	X			
11.4	Floors	X			
11.5	Walls	X			
11.6	Ceilings	X			
11.7	Lighting Fixtures, Switches & Receptacles	X			X
11.8	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Type
Double-hung, Glass Block

Floors: Floor Coverings
Concrete

Walls: Wall Material
Sheetrock/Drywall/Gypsum board

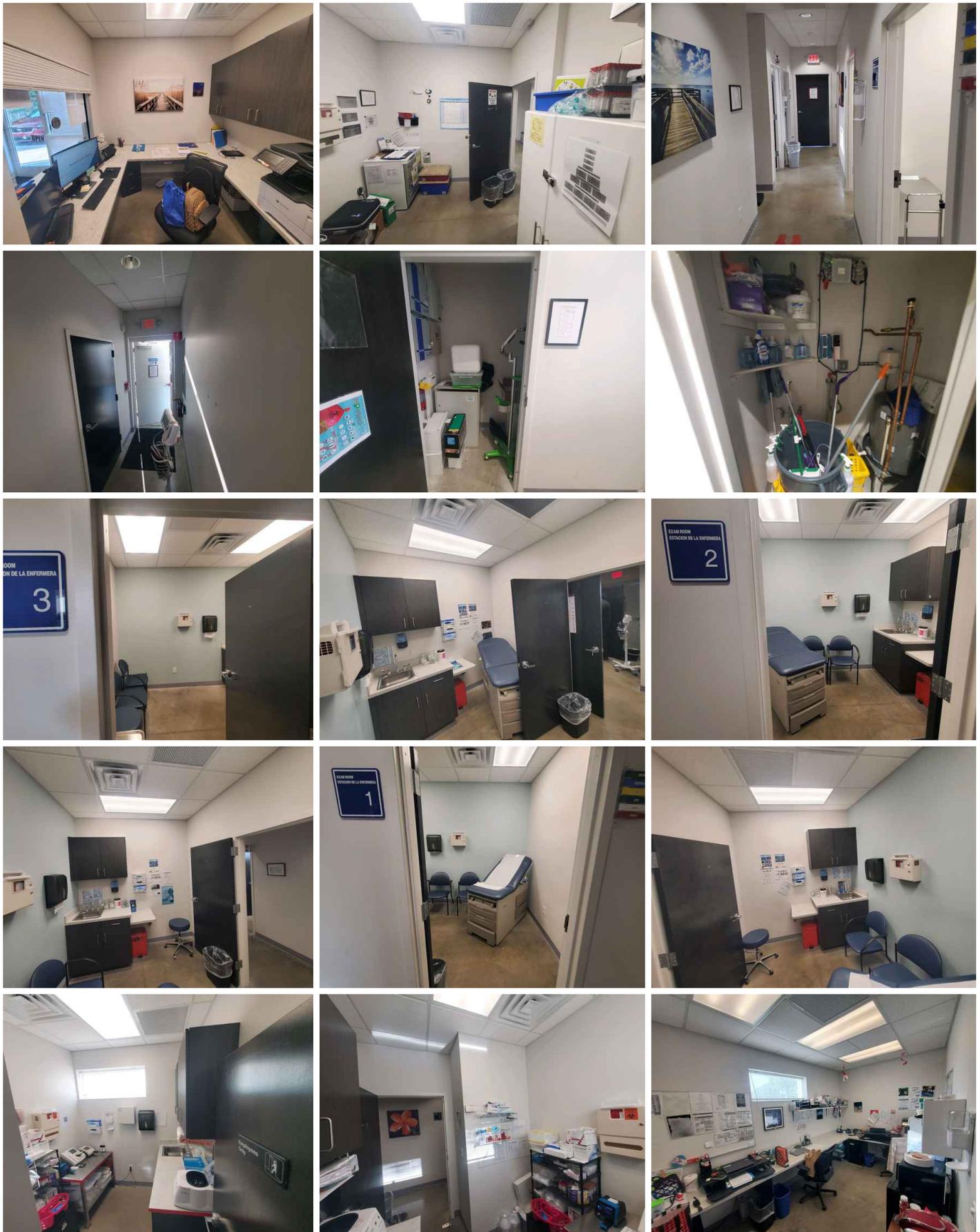
Ceilings: Ceiling Material
Suspended Ceiling Panels

Smoke Detectors: Smoke Detector
Functional



General: Stored Items

Most walls and floor that were covered by stored personal possessions and could not be inspected. Visible portions are in adequate condition. You should inspect these areas at the final walk through once the building has been vacated.



Deficiencies

11.7.1 Lighting Fixtures, Switches & Receptacles



LOOSE RECEPTACLES

EXAM ROOM 3

The receptacles and the gfci receptacle this area(exam room 3)are not secured to the walls/electrical boxes. This makes it easier for the wires to work loose. Recommend adding/tightening screws to better secure the receptacles to the walls.

Recommendation

Contact a handyman or DIY project



Exam room 3

12: BREVARD HEALTH ALLIANCE BATHROOMS AND SINKS

		IN	NI	NP	D
12.1	General	X			
12.2	Shower/Tub			X	
12.3	Sink/Vanity	X			X
12.4	Water Supply, Distribution Systems & Fixtures	X			X
12.5	Drain, Waste, & Vent Systems	X			X
12.6	Toilet	X			
12.7	Window/Vent	X			
12.8	Floors	X			X
12.9	Walls	X			
12.10	Ceilings	X			
12.11	Lighting Fixtures, Switches & Receptacles	X			
12.12	GFCI	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Sink/Vanity: Sinks

Water Supply, Distribution Systems & Fixtures: Distribution Material
Hose

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Cpvc

Drain, Waste, & Vent Systems: Material
PVC

Toilet: Master Toilet

Window/Vent: Window/Vent Type
Exhaust Fan



Floors: Floor Coverings
Concrete

Walls: Wall Material
Sheetrock/Drywall/Gypsum board, Tile

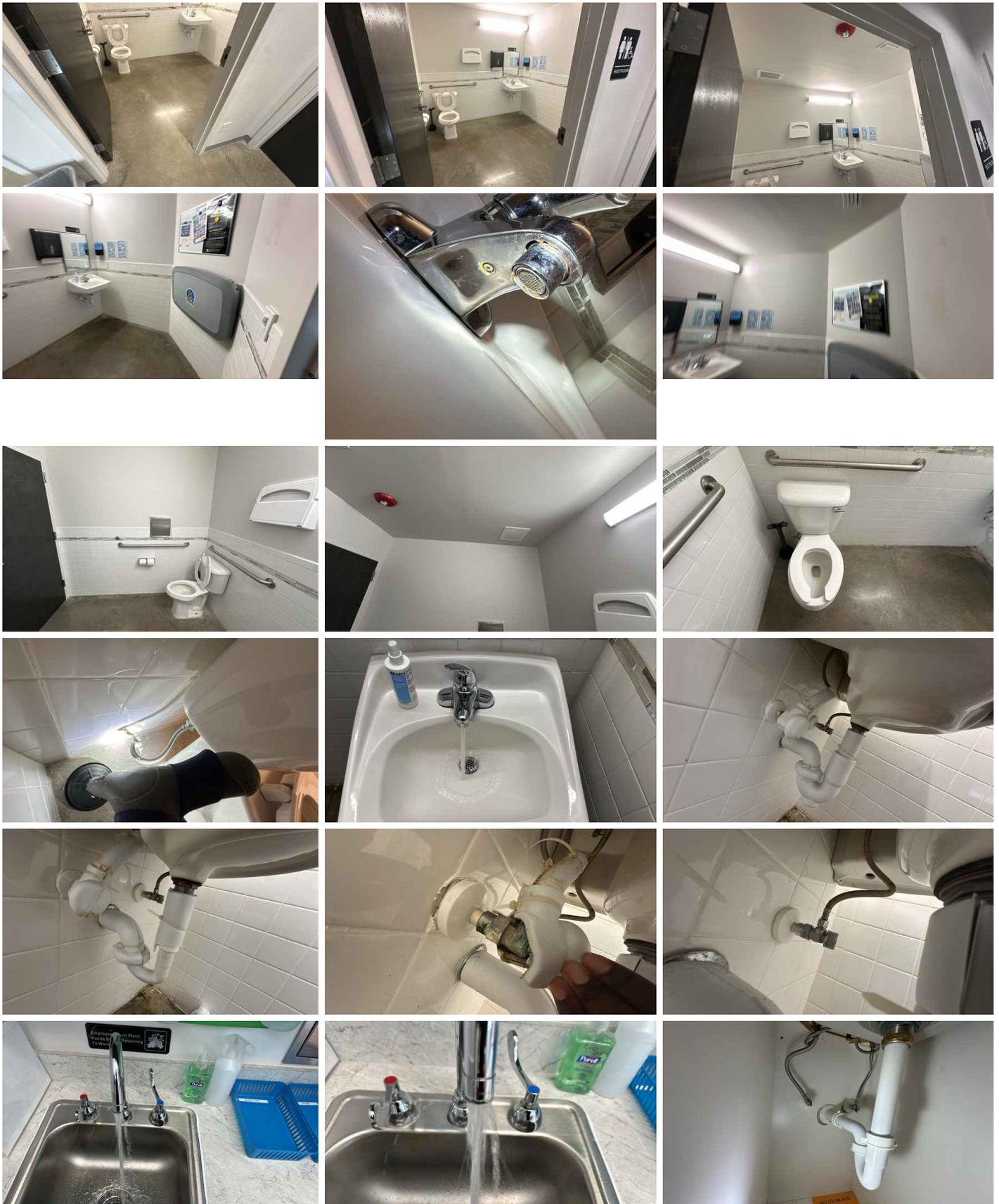
Ceilings: Ceiling Material
Sheetrock/Drywall/Gypsum board

GFCI: GFCI Present

Yes



General: Brevard Health Alliance Bathrooms and sinks





Deficiencies

12.3.1 Sink/Vanity

LOOSE FAUCET

The faucet for this sink is loose. Recommended tightening the nuts that are connected to the faucet under the sink to prevent future damage or water intrusion.

Recommendation

Contact a handyman or DIY project



Bathroom

12.3.2 Sink/Vanity

 Maintenance Item

DIRTY SCREEN/AERATOR

During the time of inspection, there was a dirty screen/aerator in this area and this can cause **low water pressure**. Recommend cleaning/replacing of the screen to return to normal function. If cleaning aerator does not improve pressure, then contact a plumber to evaluate. Sometimes changing faucet is the best remedy.

Recommendation

Contact a handyman or DIY project



12.3.3 Sink/Vanity

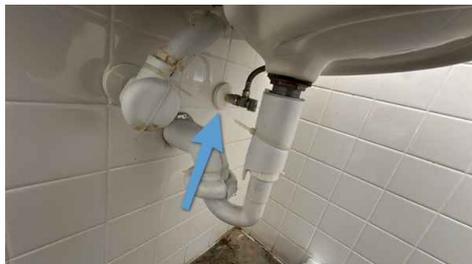
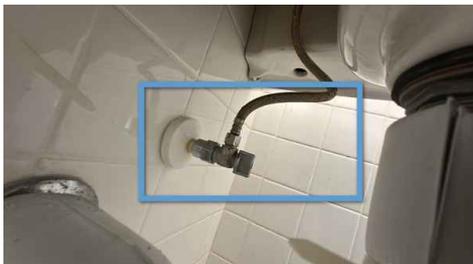
 Maintenance Item

HANDICAP COVER MISSING

At the time of this inspection, the handicap cover that goes over the supply lines and drainage underneath the sink that protects the plumbing and prevents the handicap from being injured. A qualified handyman can evaluate and advise repairs as needed.

Recommendation

Contact a handyman or DIY project



12.4.1 Water Supply, Distribution Systems & Fixtures

 Maintenance Item

CORRODED CONNECTIONS UNDER THE SINK

At the time of inspection, corroded connections or scale buildup were noted. These fittings should be cleaned with CLR and a wire brush to prevent further deterioration.

Recommendation

Contact a handyman or DIY project



12.5.1 Drain, Waste, & Vent Systems

 Recommendation

ORGANIC BUILDUP INSIDE MOP DRAIN

At the time of this inspection, the mop drain has a minor buildup of organic debris like hair and other forms of dirt. I recommend removing the organic buildup to prevent a clog or slow drainage. A qualified plumbing contractor can evaluate and advise repairs as needed.

Recommendation

Contact a qualified plumbing contractor.



12.8.1 Floors

 Maintenance Item

MAINTAIN GROUT/CAULKING

At the time of this inspection, I noticed an area of old staining, microbial growth and old caulking that's cracking. I recommend cleaning this area with vinegar or bleach water solution. Remove the old caulking and recaulk these areas to prevent water intrusion. A qualified handyman can evaluate and advise repairs as needed.

Recommendation

Contact a qualified professional.



13: COMMUNITY ROOM

		IN	NI	NP	D
13.1	General	X			
13.2	Doors	X			
13.3	Windows	X			X
13.4	Floors	X			X
13.5	Walls	X			
13.6	Ceilings	X			
13.7	Lighting Fixtures, Switches & Receptacles	X			X
13.8	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Type
 Double Pane, Single-hung,
 Hurricane

Floors: Floor Coverings
 Carpet

Walls: Wall Material
 Sheetrock/Drywall/Gypsum board

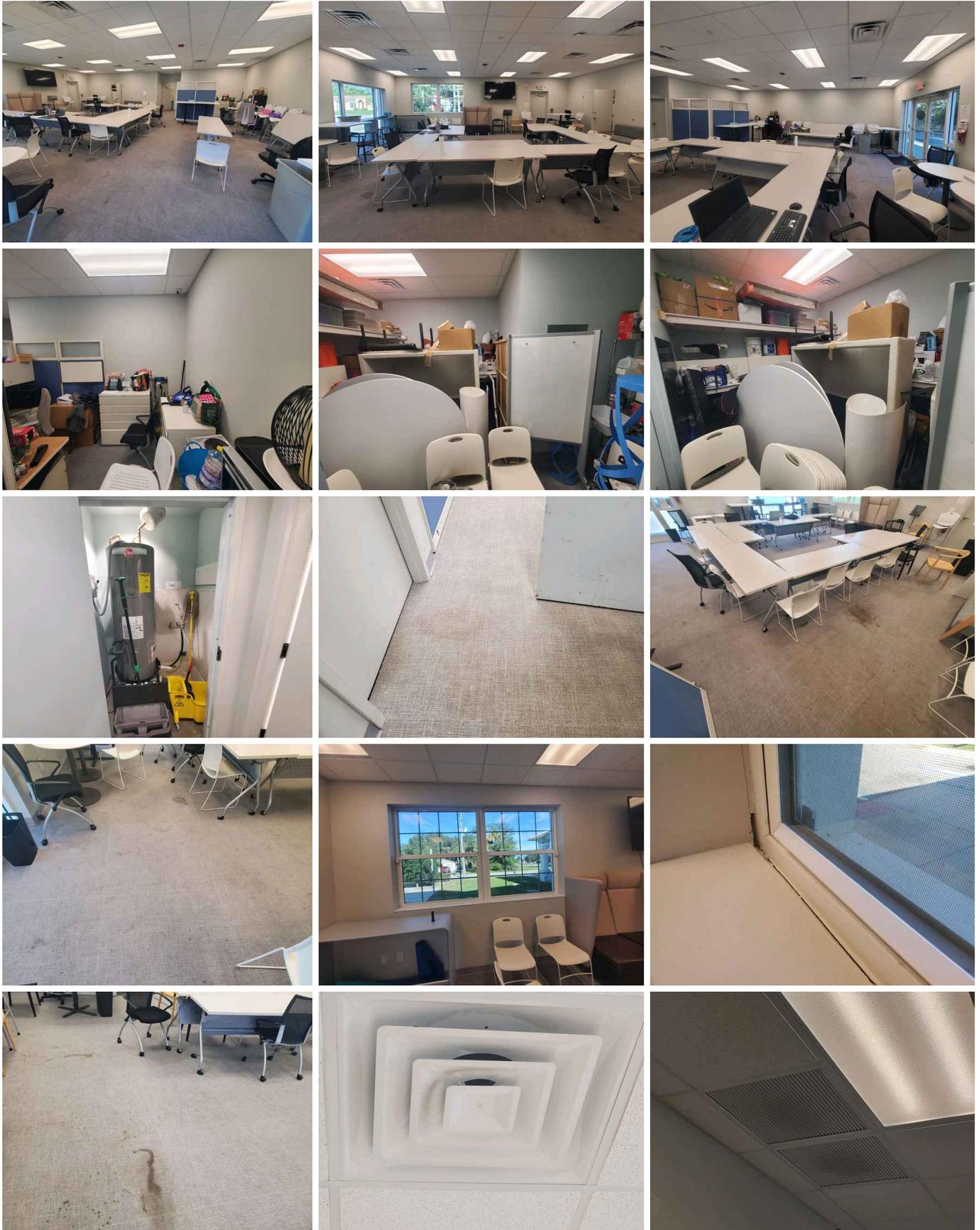
Ceilings: Ceiling Material
 Suspended Ceiling Panels

Smoke Detectors: Smoke Detector
 Functional



General: Stored Items

Most walls and floor that were covered by stored personal possessions and could not be inspected. Visible portions are in adequate condition. You should inspect these areas at the final walk through once the home has been vacated.





Deficiencies

13.3.1 Windows



MAINTAIN CAULK AROUND WINDOWS

ALL WINDOWS THROUGHOUT THE BUILDING

Recommend to Maintain caulk around all windows sill in the interior and exterior to prevent water intrusion/ energy loss. Normal maintenance

Recommendation

Contact a handyman or DIY project



All windows throughout the building

13.4.1 Floors



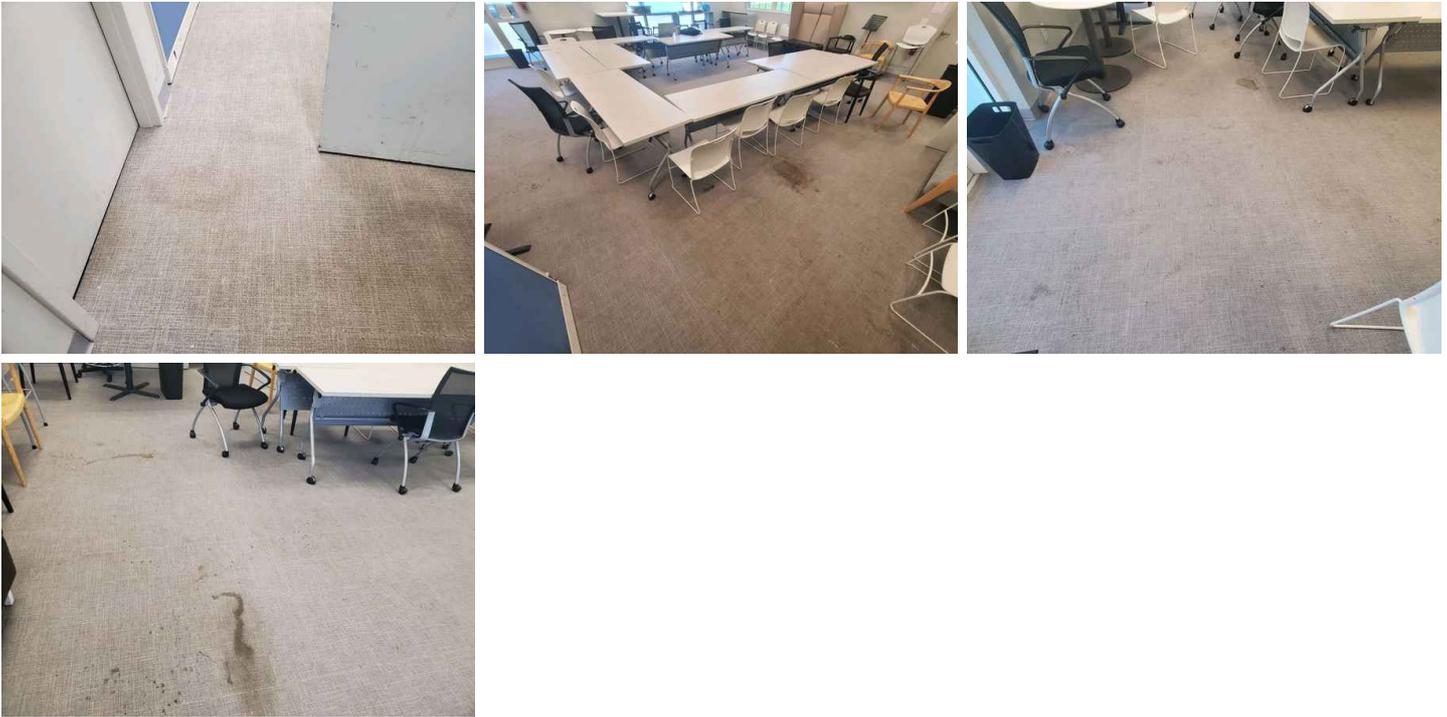
CARPET STAINS

COMMUNITY ROOM

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



13.7.1 Lighting Fixtures, Switches & Receptacles



LOOSE RECEPTACLES

COMMUNITY ROOM AND KITCHEN

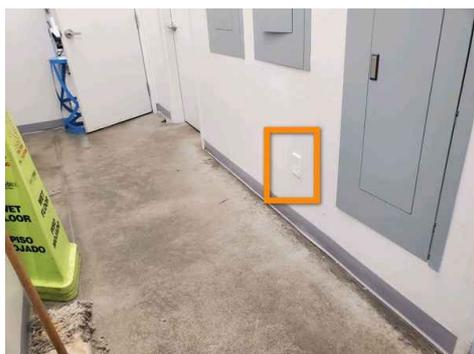
Most of the receptacles in the community room and Restaurant are not secured to the walls tightly, making it easier for the wires to be exposed. Recommend tightening screws so the receptacles function properly.

Recommendation

Contact a handyman or DIY project



Most receptacles in the community room



Most receptacles in the restaurant area Restaurant

14: COMMUNITY ROOM BATHROOMS AND SINKS

		IN	NI	NP	D
14.1	General	X			
14.2	Shower/Tub			X	
14.3	Sink/Vanity	X			X
14.4	Water Supply, Distribution Systems & Fixtures	X			
14.5	Drain, Waste, & Vent Systems	X			
14.6	Toilet	X			
14.7	Windows/Vent	X			X
14.8	Floors	X			X
14.9	Walls	X			
14.10	Ceilings	X			
14.11	Lighting Fixtures, Switches & Receptacles	X			X
14.12	GFCI	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Sink/Vanity: Guest Sink

Water Supply, Distribution Systems & Fixtures: Distribution Material
Hose

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Cpvc

Drain, Waste, & Vent Systems: Material
PVC

Toilet: Toilet Guest

Windows/Vent: Window/Vent Type
Exhaust Vent

Floors: Floor Coverings
Tile

Walls: Wall Material
Sheetrock/Drywall/Gypsum board, Tile

Ceilings: Ceiling Material
Sheetrock/Drywall/Gypsum board

General: Community Room Bathrooms and sinks





Shower/Tub: Tub overflow for any bathroom is not tested.

A home inspector is not able to fill the tub to test the tub overflow as it is outside the scope of their duties. If this connection is found to be insecure, the resulting damage could lead to significant issues for which the home inspector cannot accept liability.

GFCI: GFCI Present

Yes



Deficiencies

14.3.1 Sink/Vanity

MAINTAIN CAULK

This area should be caulked to prevent water intrusion. Recommend a fresh bead of caulk. noted for your information.

Recommendation

Contact a handyman or DIY project



14.3.2 Sink/Vanity

MISSING HANDICAP COVER

At the time of this inspection, one or more plumbing connections or supply lines is missing a handicap cover to protect the plumbing and the disabled. A qualified handyman can evaluate and advise repairs as needed.

Recommendation

Contact a handyman or DIY project



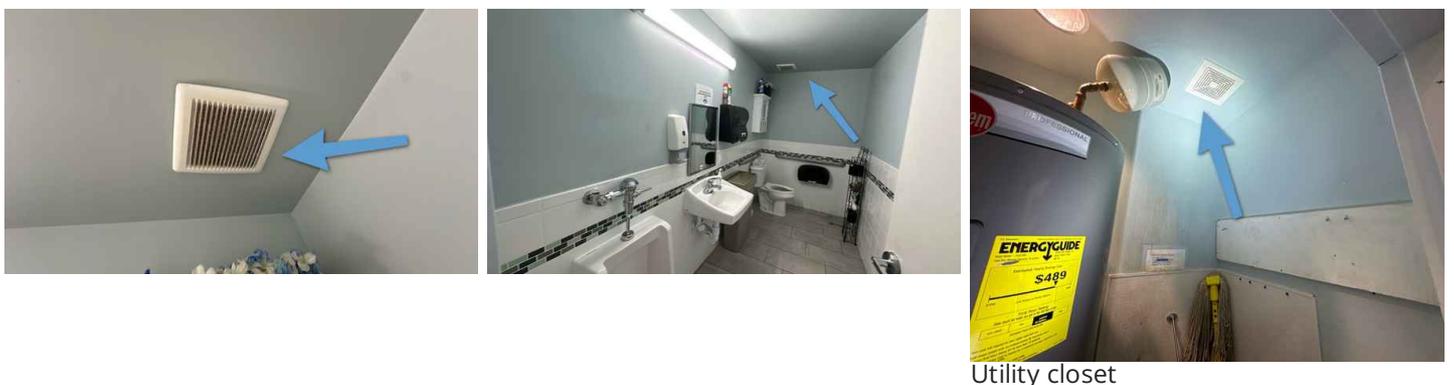
14.7.1 Windows/Vent

DIRTY EXHAUST FAN

During the time of inspection, the exhaust fan was dirty. Recommend cleaning to return to normal operation.

Recommendation

Contact a handyman or DIY project



Utility closet



Women's Bathroom

14.8.1 Floors

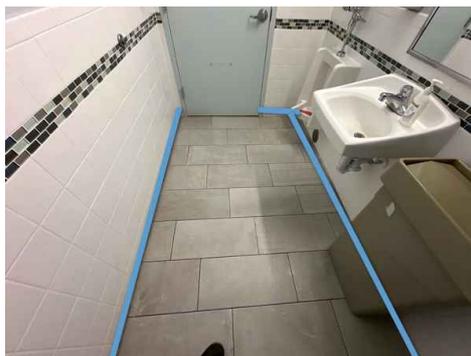
MAINTAIN GROUT/CAULKING

Maintenance Item

At the time of this inspection, I noticed the caulking is deteriorating and will need to be removed and recaulked again to prevent water intrusion. A qualified handyman can evaluate and advise repairs as needed.

Recommendation

Contact a handyman or DIY project



14.8.2 Floors

MINOR DAMAGE

Maintenance Item

At the time of this inspection, I noticed minor cosmetic damage to the concrete floor behind the toilet and staining. This is cosmetic and I am just noting this for your information. A qualified flooring contractor can evaluate and advise repairs as needed.

Recommendation

Contact a qualified flooring contractor



14.11.1 Lighting Fixtures, Switches & Receptacles

LOOSE GFCI RECEPTACLE

Recommendation

The receptacle is not secured to the wall properly making it easier for the wires to be exposed. Recommend this unit be secured to the wall correctly.

Recommendation

Contact a handyman or DIY project



Women's Bathroom

14.11.2 Lighting Fixtures, Switches & Receptacles

DAMAGED SENSOR FOR WALL SWITCH



At the time of this inspection, I noticed the sensor on the wall switch for the women's bathroom is damaged. I recommend replacement of this switch.

Recommendation

Contact a handyman or DIY project



15: RESTAURANT AND APPLIANCES

		IN	NI	NP	D
15.1	Refrigerator	X			
15.2	Range/Oven/Cooktop	X			X
15.3	Built-in Microwave			X	
15.4	Dishwasher			X	
15.5	Countertops, Cabinets & Sink	X			X
15.6	Garbage Disposal			X	
15.7	Water Supply, Distribution Systems & Fixtures	X			X
15.8	Drain, Waste, & Vent Systems	X			X
15.9	Lighting Fixtures, Switches & Receptacles	X			X
15.10	GFCI	X			X
15.11	Windows	X			X
15.12	Floors	X			
15.13	Walls	X			X
15.14	Ceilings	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Refrigerator: Brand
AmeriKooler

Refrigerator: Additional
Not Available

Range/Oven/Cooktop: Exhaust Hood Type
Vented



Range/Oven/Cooktop: Range/Oven Brand
Maytag

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Countertops, Cabinets & Sink: Cabinetry
Not Present

Countertops, Cabinets & Sink: Countertop Material
Stainless Steel

Water Supply, Distribution Systems & Fixtures: Distribution Material
Hose

Water Supply, Distribution Systems & Fixtures: Water Supply Material
CPVC

Drain, Waste, & Vent Systems: Material
PVC

Windows: Window Type
Double Pane, Single-hung, Hurricane

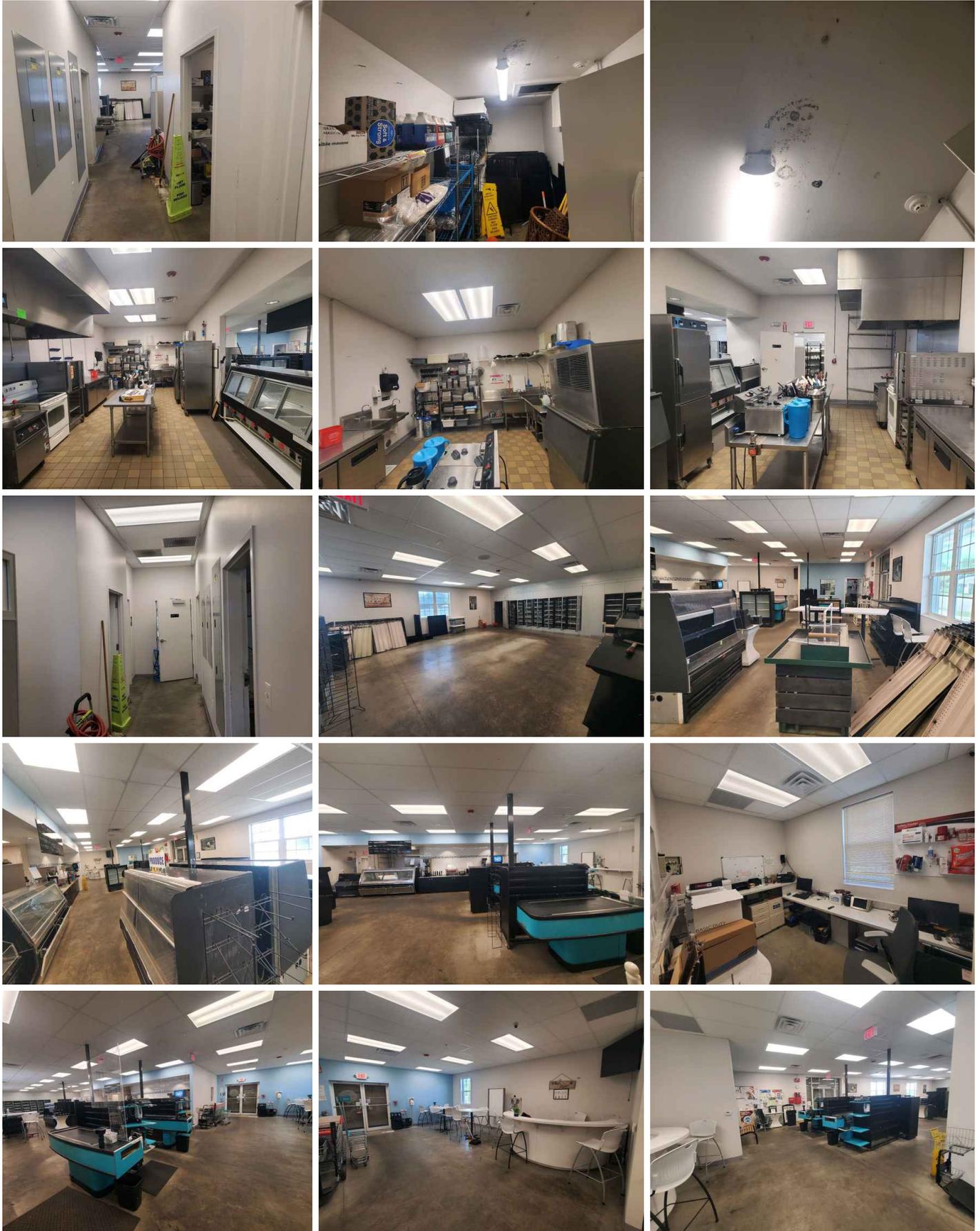
Floors: Floor Coverings
Concrete

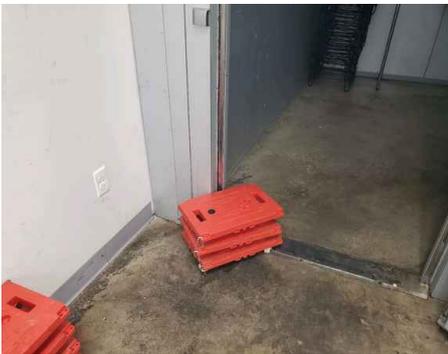
Walls: Wall Material
Sheetrock/Drywall/Gypsum board

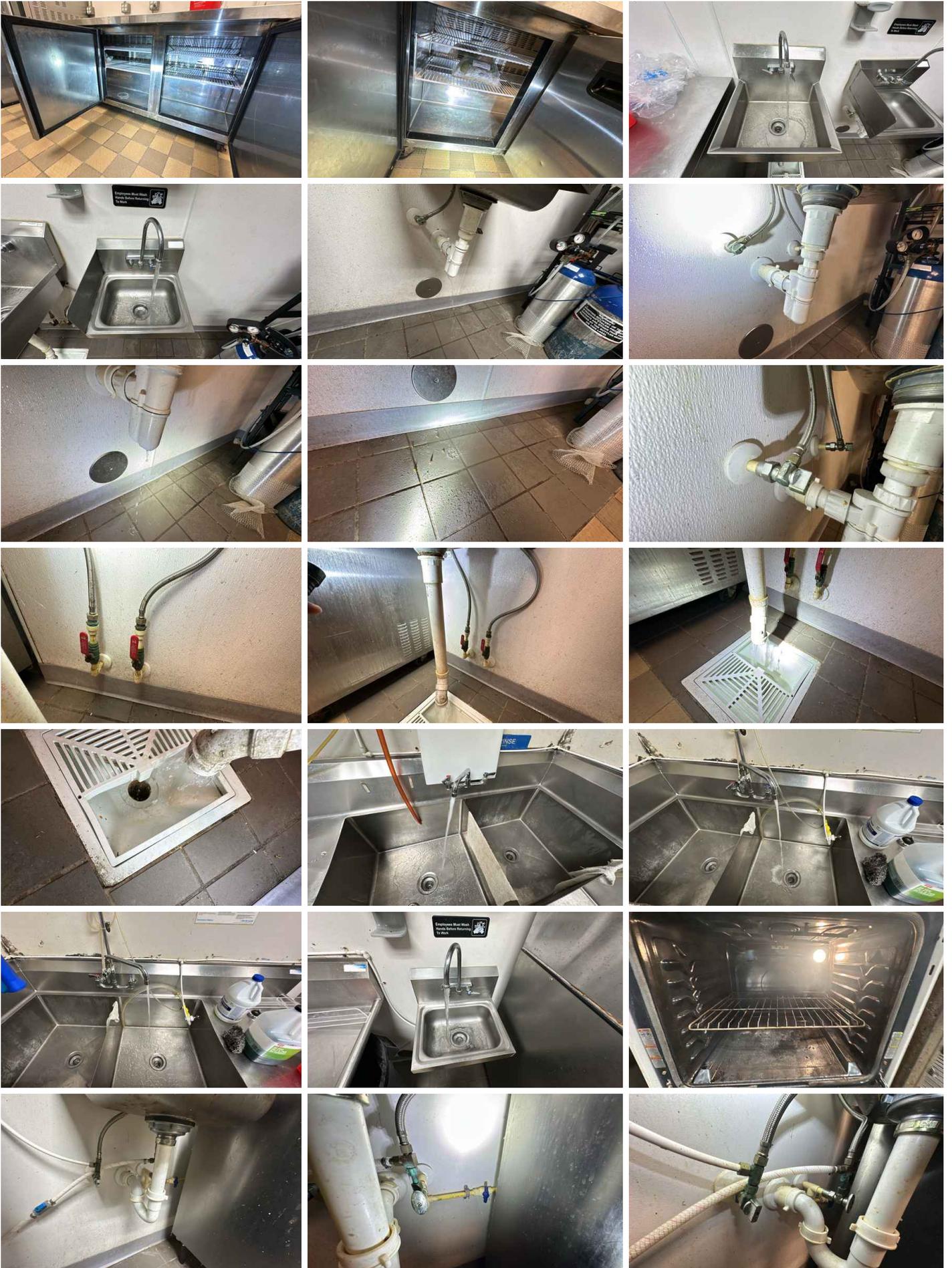
Ceilings: Ceiling Material
Sheetrock/Drywall/Gypsum board

Kitchen

Kitchen general









GFCI: GFCI Present

Yes



Deficiencies

15.2.1 Range/Oven/Cooktop

BURNER NOT HEATING PROPERLY



Recommendation

The heating elements did not heat properly for burner when turned on. Recommend qualified appliance technician evaluate & repair.

Recommendation

Contact a qualified appliance repair professional.



15.2.2 Range/Oven/Cooktop

OVEN EXTREMELY DIRTY



Maintenance Item

Oven is extremely dirty. Recommend thorough cleaning to prevent oven/ grease fire.

Recommendation

Contact a handyman or DIY project



15.5.1 Countertops, Cabinets & Sink

**WEAK PRESSURE**

At the time of this inspection, the pressure was weak coming out of the sink faucet. This is most likely from a dirty or partially clogged aerator/screen. I recommend removing the aerator/screen and soaking it in CLR solution to see if it removes any of the buildup. A qualified plumbing contractor can evaluate and advise repairs as needed.

Recommendation

Contact a qualified plumbing contractor.



15.7.1 Water Supply, Distribution Systems & Fixtures

**CORRODED CONNECTIONS UNDER THE SINK**

During the time of inspection normal corrosion was noted at the plumbing connections under the sinks. This can lead to shortened lifespan of the pipe. Recommend cleaning these pipes with CLR, a wire brush or sandpaper to prolong the life of the pipes.

Recommendation

Contact a handyman or DIY project



15.8.1 Drain, Waste, & Vent Systems

**LEAKING PIPE**

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



15.8.2 Drain, Waste, & Vent Systems

 Maintenance Item

MISSING DRAIN CAP

At the time of this inspection, the drain caps are missing to prevent debris from entering the drain and causing a blockage. I recommend adding the drain caps during your normal routine maintenance.

Recommendation

Contact a handyman or DIY project



15.9.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

COVER PLATES MISSING

RESTAURANT

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



15.9.2 Lighting Fixtures, Switches & Receptacles

LIGHTS INOPERABLE

 Maintenance Item

Lights not operating in this area. New light bulb possibly needed. If new bulbs do not solve the issue recommend a qualified electrician evaluate and advise.

Recommendation

Contact a handyman or DIY project



15.10.1 GFCI

NO GFCI PROTECTION INSTALLED

 Recommendation

No GFCI protection present in all locations for kitchen. If updated, we Recommend licensed electrician/ professional upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



15.11.1 Windows

CRACKED GLASS AND FAILED SEAL

 Recommendation

RESTAURANT TWO WINDOWS

Observed condensation between the window panes, which indicates a failed seal. I also noticed two cracked glass where the failed seal is present. I Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



15.13.1 Walls

MICROBIAL GROWTH NOTED



At the time of this inspection, I noticed black microbial growth forming in the back wall of the kitchen sinks. Microbial growth can form on any surface in an environment that lacks sufficient ventilation or has high levels of humidity. Also with water splashing on the wall and not being wiped down after is also contributing to microbial growth. Clean these areas with vinegar or bleach water solution.

Recommendation

Contact a qualified professional.



15.14.1 Ceilings

MICROBIAL GROWTH

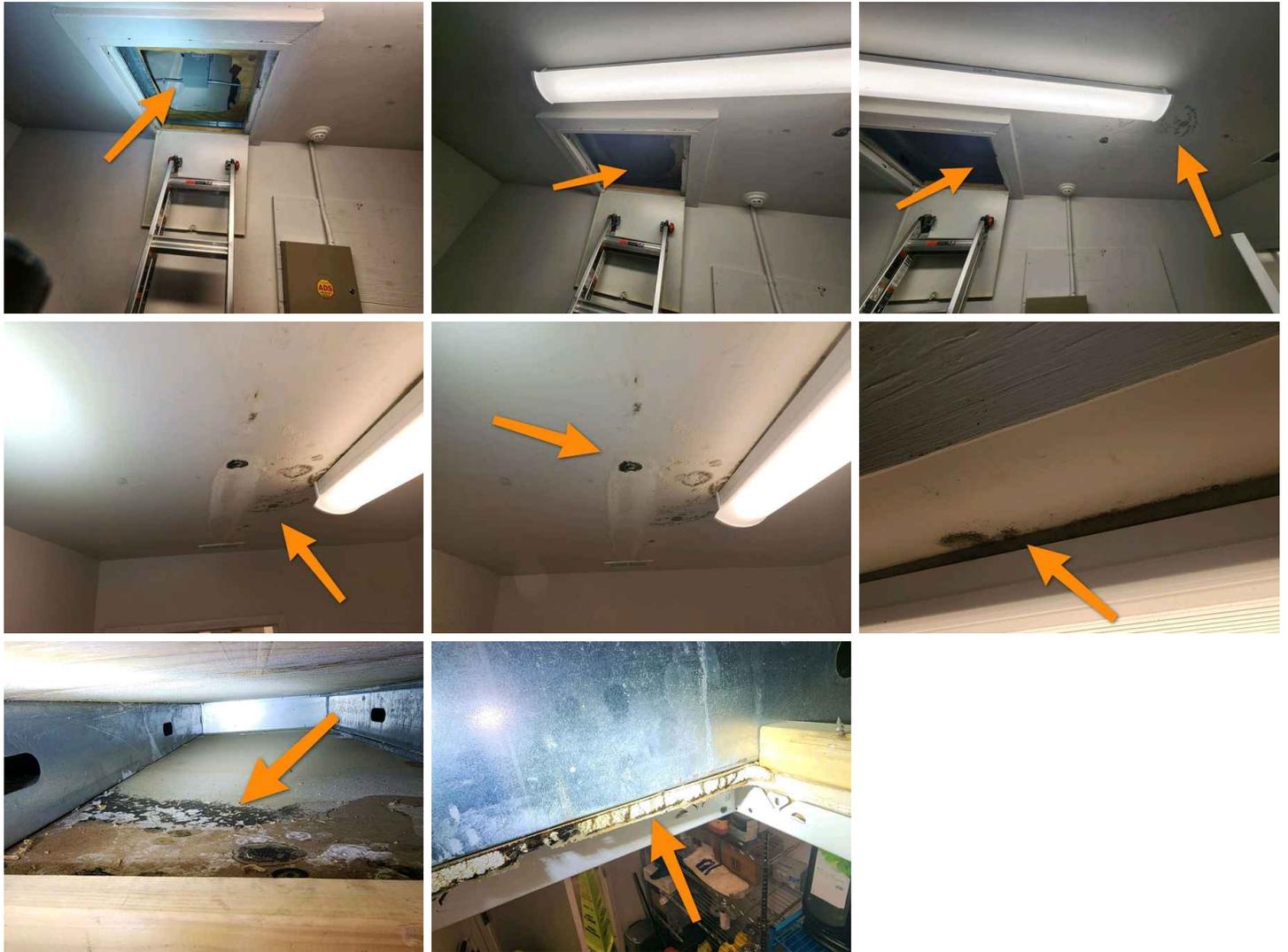
RESTAURANT CLOSET



There are signs of Microbial growth on ceiling at drywall in restaurant closet and on drywall in the Attic caused from HVAC equipment. Area did test dry at the time of inspection recommend a qualified professional further evaluate and remedy as needed.

Recommendation

Contact a qualified mold inspection professional.



15.14.2 Ceilings

STAIN(S) ON CEILING

RESTAURANT

There is a stain on ceiling that requires paint. Source of staining should be determined if stain spreads. Tested dry at the time of inspection.

Recommendation

Contact a handyman or DIY project





16: RESTAURANT BATHROOMS

		IN	NI	NP	D
16.1	General	X			
16.2	Shower/Tub			X	
16.3	Sink/Vanity	X			
16.4	Water Supply, Distribution Systems & Fixtures	X			
16.5	Drain, Waste, & Vent Systems	X			
16.6	Toilet	X			
16.7	Windows/Vent	X			
16.8	Floors	X			
16.9	Walls	X			
16.10	Ceilings	X			
16.11	Lighting Fixtures, Switches & Receptacles	X			
16.12	GFCI	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Sink/Vanity: Tested

Water Supply, Distribution Systems & Fixtures: Distribution Material
Hose

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Cpvc

Drain, Waste, & Vent Systems: Material
PVC

Toilet: Half bath toilet
half bath

Windows/Vent: Window/Vent Type
Exhaust Vent

Floors: Floor Coverings
Concrete

Walls: Wall Material
Sheetrock/Drywall/Gypsum board, Tile

Ceilings: Ceiling Material
Sheetrock/Drywall/Gypsum board

GFCI: GFCI Present
Yes

General: Guest half bath









STANDARDS OF PRACTICE

Inspection Details

Foundation & Structure

I. The inspector shall inspect: The foundation and structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Heating & Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical Main

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall

describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Hot Water Tank

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Hot Water Tank 2

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems.

N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

4-Point Inspection Form

Insured/Applicant Name: City of Palm Bay Facilities Application / Policy #: _____

Address Inspected: 1361 Florida Ave NE, Palm Bay, FL 32905

Actual Year Built: 2018

Date Inspected: 07/01/2024

Minimum Photo Requirements

Dwelling: Each side Roof: Each slope Plumbing: Water heater, under cabinet plumbing/drains, exposed valves

Main electrical service panel with interior door label

Electrical box with panel off

All hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System
 Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel
 Type: Circuit breaker Fuse
 Total Amps: 400
 Is amperage sufficient for current usage? Yes No (explain)

Second Panel
 Type: Circuit breaker Fuse
 Total Amps: 400
 Is amperage sufficient for current usage? Yes No (explain)

Indicate presence of any of the following:

Cloth wiring

Active knob and tube

Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):

* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*

Connections repair via COPALUM crimp

Connections repair via AlumiConn

Hazards Present

Blowing fuses

Tripping breakers

Empty sockets

Loose Wiring

Improper grounding

Corrosion

Over fusing

Double taps

Exposed wiring

Unsafe wiring

Improper breaker size

Scoring

Other (explain)

General condition of the electrical system: Satisfactory Unsatisfactory (explain)

Supplemental information

Main Panel
 Panel age: Original
 Year last updated: 2018
 Brand/Model: Eaton

Second Panel
 Panel age: Original
 Year last updated: 2018
 Brand/Model: Eaton, Square D

Wiring Type

Copper

NM, BX or Conduit

Double Scope Inspections 07/01/2024

4-Point Inspection Form

HVAC System
Central AC: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Central heat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not central heat, indicate primary heat source and fuel type: _____ Are the heating, ventilation and air conditioning systems in good working order? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain) Date of last HVAC servicing/inspection: _____
Hazards Present Wood burning stove or central gas fireplace <i>not professionally installed</i> ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Space heater used as primary heat source? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the source portable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Supplemental Information Age of system: <u>7</u> Year last updated: <u>2018</u> (Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System																																																	
Is there a temperature pressure relief valve on the water heater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is there any indication of an active leak? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there any indication of a prior leak? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Water heater location: <u>Hall closet</u>																																																	
General condition of the following plumbing fixtures and connections to appliances:																																																	
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 10%; text-align: center;">Satisfactory</th> <th style="width: 10%; text-align: center;">Unsatisfactory</th> <th style="width: 10%; text-align: center;">N/A</th> </tr> </thead> <tbody> <tr> <td>Dishwasher</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Refrigerator</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Washing Machine</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Water Heater</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Showers/Tubs</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>		Satisfactory	Unsatisfactory	N/A	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washing Machine	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 10%; text-align: center;">Satisfactory</th> <th style="width: 10%; text-align: center;">Unsatisfactory</th> <th style="width: 10%; text-align: center;">N/A</th> </tr> </thead> <tbody> <tr> <td>Toilets</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Sinks</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Sump pump</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Main shut off valve</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>All other visible</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>		Satisfactory	Unsatisfactory	N/A	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.). 																																																	
Supplemental Information																																																	
Age of Piping System: <input checked="" type="checkbox"/> Original to home <input type="checkbox"/> Completely re-piped <input type="checkbox"/> Partially re-piped (Provide year and extent of renovation in the comments below) 2018 & 2023 water heater	Type of pipes (check all that apply) <input type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC/CPVC <input type="checkbox"/> Galvanized <input type="checkbox"/> PEX <input type="checkbox"/> Polybutylene <input type="checkbox"/> Other (specify)																																																

Double Scope Inspections 07/01/2024

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the <i>Roof Inspection Form</i> .)	
<p>Predominant Roof Covering material: <u>Metal Panel</u> Roof age (years): <u>6</u> Remaining useful life (years): <u>30</u> Date of last roofing permit: <u>2019-01-11</u> Date of last update: <u>2019-01-11</u> If updated (check one):</p> <p><input checked="" type="checkbox"/> Full Replacement <input type="checkbox"/> Partial Replacement % of replacement _____</p> <p>Overall condition:</p> <p><input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory (explain below)</p> <p>Any visible signs of damage / deterioration? (check all that apply and explain below)</p> <p><input type="checkbox"/> Cracking <input type="checkbox"/> Cupping/Curling <input type="checkbox"/> Excessive granule loss <input type="checkbox"/> Exposed asphalt <input type="checkbox"/> Exposed felt <input type="checkbox"/> Missing/loose/cracked tabs or tiles <input type="checkbox"/> Soft spots in decking <input type="checkbox"/> Visible hail damage</p> <p>Any visible signs of leaks <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Attic/underside of decking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Interior ceilings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Secondary Roof Covering material: _____ Roof age (years): _____ Remaining useful life (years): _____ Date of last roofing permit: _____ Date of last update: _____ If updated (check one):</p> <p><input type="checkbox"/> Full Replacement <input type="checkbox"/> Partial Replacement % of replacement _____</p> <p>Overall condition:</p> <p><input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory (explain below)</p> <p>Any visible signs of damage / deterioration? (check all that apply and explain below)</p> <p><input type="checkbox"/> Cracking <input type="checkbox"/> Cupping/Curling <input type="checkbox"/> Excessive granule loss <input type="checkbox"/> Exposed asphalt <input type="checkbox"/> Exposed felt <input type="checkbox"/> Missing/loose/cracked tabs or tiles <input type="checkbox"/> Soft spots in decking <input type="checkbox"/> Visible hail damage</p> <p>Any visible signs of leaks <input type="checkbox"/> Yes <input type="checkbox"/> No Attic/underside of decking <input type="checkbox"/> Yes <input type="checkbox"/> No Interior ceilings <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

Additional Comments/Observations(use additional pages if needed):

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.
 I certify that the above statements are true and correct.

	Home Inspector	Mark Watcon HI11536	2024 07 01
Inspector Signature	Title	License Number	Date

Double Scope Inspections	Home Inspector	321-250-5344	
Company Name	License Type	Work Phone	

Double Scope Inspections 07/01/2024

4-Point Inspection Form

Special Instructions: This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- All hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples include:**

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

Photos, Additional Comments or Observations

Exterior Photos



Electrical System

Panel Photos







HVAC System

HVAC Equipment







Plumbing System

Water Heater



Under cabinet plumbing & drains









Exposed Valves



Roof

Photos of Each Slope



Uniform Mitigation Verification Inspection Form

Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: 07/01/2024			
Owner Information			
Owner Name: City of Palm Bay Facilities		Contact Person: City of Palm Bay Fac...	
Address: 1361 Florida Ave NE		Home Phone:	
City: Palm Bay	Zip: 32905	Work Phone:	
County:		Cell Phone: 321-504-8356	
Insurance Company:		Policy #:	
Year of Home: 2018	# of Stories:	Email: larry.lorenzo@palmbayflor..	

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

- Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?
 - A. Built in compliance with the FBC: Year Built _____. For homes built in 2002/2003 provide a permit application with a date after 3/1/2002: Building Permit Application Date (MM/DD/YYYY) ____/____/_____
 - B. For the HVHZ Only: Built in compliance with the SFBC-94: Year Built _____. For homes built in 1994, 1995, and 1996 provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY) ____/____/_____
 - C. Unknown or does not meet the requirements of Answer "A" or "B"
- Roof Coverings:** Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number OR Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

2.1 Roof Covering Type	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
<input type="checkbox"/> 1. Asphalt/Fiberglass Shingle	____/____/____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 2. Concrete/Clay Tile	____/____/____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 3. Metal	____/____/____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 4. Built Up	____/____/____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 5. Membrane	____/____/____	_____	_____	<input type="checkbox"/>
<input type="checkbox"/> 6. Other _____	____/____/____	_____	_____	<input type="checkbox"/>

- A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.
- B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.
- C. One or more roof coverings do not meet the requirements of Answer "A" or "B".
- D. No roof coverings meet the requirements of Answer "A" or "B".

- Roof Deck Attachment:** What is the **weakest** form of roof deck attachment?
 - A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.
 - B. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.
 - C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter

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spacing that is shown to have an equivalent or greater resistance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least 182 psf.

- D. Reinforced Concrete Roof Deck.
- E. Other:
- F. Unknown or unidentified.
- G. No attic access.

4. **Roof to Wall Attachment:** What is the **WEAKEST** roof to wall connection? (Do not include attachment of hip/valley jacks within 5 feet of the inside or outside corner of the roof in determination of WEAKEST type)

- A. Toe Nails
 - Truss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the top plate of the wall, or
 - Metal connectors that do not meet the minimal conditions or requirements of B, C, or D

Minimal conditions to qualify for categories B, C, or D. All visible metal connectors are:

- Secured to truss/rafter with a minimum of three (3) nails, and
- Attached to the wall top plate of the wall framing, or embedded in the bond beam, with less than a 1/2" gap from the blocking or truss/rafter and blocked no more than 1.5" of the truss/rafter, and free of visible severe corrosion.
- B. Clips
 - Metal connectors that do not wrap over the top of the truss/rafter, or
 - Metal connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nail position requirements of C or D, but is secured with a minimum of 3 nails.
- C. Single Wraps
 - Metal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
- D. Double Wraps
 - Metal Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond beam, on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side, and a minimum of 1 nail on the opposing side, or
 - Metal connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on both sides, and is secured to the top plate with a minimum of three nails on each side.
- E. Structural Anchor bolts structurally connected or reinforced concrete roof.
- F. Other _____
- G. Unknown or unidentified
- H. No attic access

5. **Roof Geometry:** What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of the host structure over unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).

- A. Hip Roof Hip roof with no other roof shapes greater than 10% of the total roof system perimeter. Total length of non-hip features: _____ feet; Total roof system perimeter: _____ feet
- B. Flat Roof Roof on a building with 5 or more units where at least 90% of the main roof area has a roof slope of less than 2:12. Roof area with slope less than 2:12 _____ sq ft; Total roof area _____ sq ft
- C. Other Roof Any roof that does not qualify as either (A) or (B) above.

6. **Secondary Water Resistance (SWR):** (standard underlayments or hot-mopped felts do not qualify as an SWR)

- A. SWR (also called Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the sheathing or foam adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling from water intrusion in the event of roof covering loss.
- B. No SWR.
- C. Unknown or undetermined.

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7. **Opening Protection:** What is the **weakest** form of wind borne debris protection installed on the structure? **First**, use the table to determine the weakest form of protection for each category of opening. **Second**, (a) check one answer below (A, B, C, N, or X) based upon the lowest protection level for ALL Glazed openings **and** (b) check the protection level for all Non-Glazed openings (.1, .2, or .3) as applicable.

Opening Protection Level Chart Place an "X" in each row to identify all forms of protection in use for each opening type. Check only one answer below (A thru X), based on the weakest form of protection (lowest row) for any of the Glazed openings and indicate the weakest form of protection (lowest row) for Non-Glazed openings.		Glazed Openings				Non-Glazed Openings	
		Windows or Entry Doors	Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not Applicable- there are no openings of this type on the structure						
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)						
B	Verified cyclic pressure & large missile (4-8 lb for windows doors/2 lb for skylights)						
C	Verified plywood/OSB meeting Table 1609.1.2 of the FBC 2007						
D	Verified Non-Glazed Entry or Garage doors indicating compliance with ASTM E 330, ANSI/DASMA 108, or PA/TAS 202 for wind pressure resistance						
N	Opening Protection products that appear to be A or B but are not verified						
	Other protective coverings that cannot be identified as A, B, or C						
X	No Windborne Debris Protection						

- A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5 lb for skylights only).** All Glazed openings are protected at a minimum, with impact resistant coverings or products listed as wind borne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level A in the table above).
- Miami-Dade County PA 201, 202, and 203
 - Florida Building Code Testing Application Standard (TAS) 201, 202, and 203
 - American Society for Testing and Materials (ASTM) E 1886 and ASTM E 1996
 - Southern Standards Technical Document (SSTD) 12
 - For Skylights Only: ASTM E 1886 and ASTM E 1996
 - For Garage Doors Only: ANSI/DASMA 115
- A.1 All Non-Glazed openings classified as A in the table above, or no Non-Glazed openings exist
- A.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level B, C, N, or X in the table above
- A.3 One or More Non-Glazed Openings is classified as Level B, C, N, or X in the table above exist
- B. Exterior Opening Protection- Cyclic Pressure and 4 to 8-lb Large Missile (2-4.5 lb for skylights only)** All Glazed openings are protected, at a minimum, with impact resistant coverings or products listed as windborne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level B in the table above):
- ASTM E 1886 and ASTM E 1996 (Large Missile - 4.5 lb.)
 - SSTD 12 (Large Missile - 4 lb. to 8 lb.)
 - For Skylights Only: ASTM E 1886 and ASTM E 1996 (Large Missile - 2 to 4.5 lb.)
- B.1 All Non-Glazed openings classified as A or B in the table above, or no Non-Glazed openings exist
- B.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level C, N, or X in the table above
- B.3 One or More Non-Glazed openings is classified as Level C, N, or X in the table above
- C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007** All Glazed openings are covered with plywood/OSB meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above).
- C.1 All Non-Glazed openings classified as A, B, or C in the table above, or no Non-Glazed openings exist
- C.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level N or X in the table above
- C.3 One or More Non-Glazed openings is classified as Level N or X in the table above

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- N. Exterior Opening Protection (unverified shutter systems with no documentation)** All Glazed openings are protected with protective coverings not meeting the requirements of Answer "A", "B", or "C" or systems that appear to meet Answer "A" or "B" with no documentation of compliance (Level N in the table above).
 - N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist
 - N.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level X in the table above
 - N.3 One or More Non-Glazed openings is classified as Level X in the table above
- X. None or Some Glazed Openings** One or more Glazed openings classified and Level X in the table above.

MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.		
Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.		
Qualified Inspector Name: Mark Watson	License Type: Home Inspector	License or Certificate #: HI11536
Inspection Company: Double Scope Inspections	Phone: 321-250-5344	

Qualified Inspector - I hold an active license as a: (check one)

- Home inspector licensed under Section 468.8314, Florida Statutes who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- Building code inspector certified under Section 468.607, Florida Statutes.
- General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- Professional engineer licensed under Section 471.015, Florida Statutes.
- Professional architect licensed under Section 481.213, Florida Statutes.
- Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.

I, Mark Watson am a qualified inspector and I personally performed the inspection or (*licensed contractors and professional engineers only*) I had my employee (_____) perform the inspection and I agree to (print name of inspector)

be responsible for his/her work.

Qualified Inspector Signature:  Date: 07/01/2024

An individual or entity who knowingly or through gross negligence provides a false or fraudulent mitigation verification form is subject to investigation by the Florida Division of Insurance Fraud and may be subject to administrative action by the appropriate licensing agency or to criminal prosecution. (Section 627.711(4)-(7), Florida Statutes) The Qualified Inspector who certifies this form shall be directly liable for the misconduct of employees as if the authorized mitigation inspector personally performed the inspection.

Homeowner to complete: I certify that the named Qualified Inspector or his or her employee did perform an inspection of the residence identified on this form and that proof of identification was provided to me or my Authorized Representative.

Signature: _____ Date: 07/01/2024

An individual or entity who knowingly provides or utters a false or fraudulent mitigation verification form with the intent to obtain or receive a discount on an insurance premium to which the individual or entity is not entitled commits a misdemeanor of the first degree. (Section 627.711(7), Florida Statutes)

The definitions on this form are for inspection purposes only and cannot be used to certify any product or construction feature as offering protection from hurricanes.

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Photos

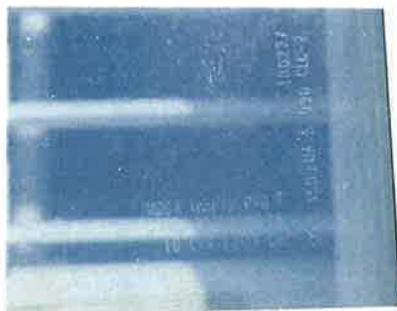
Photos



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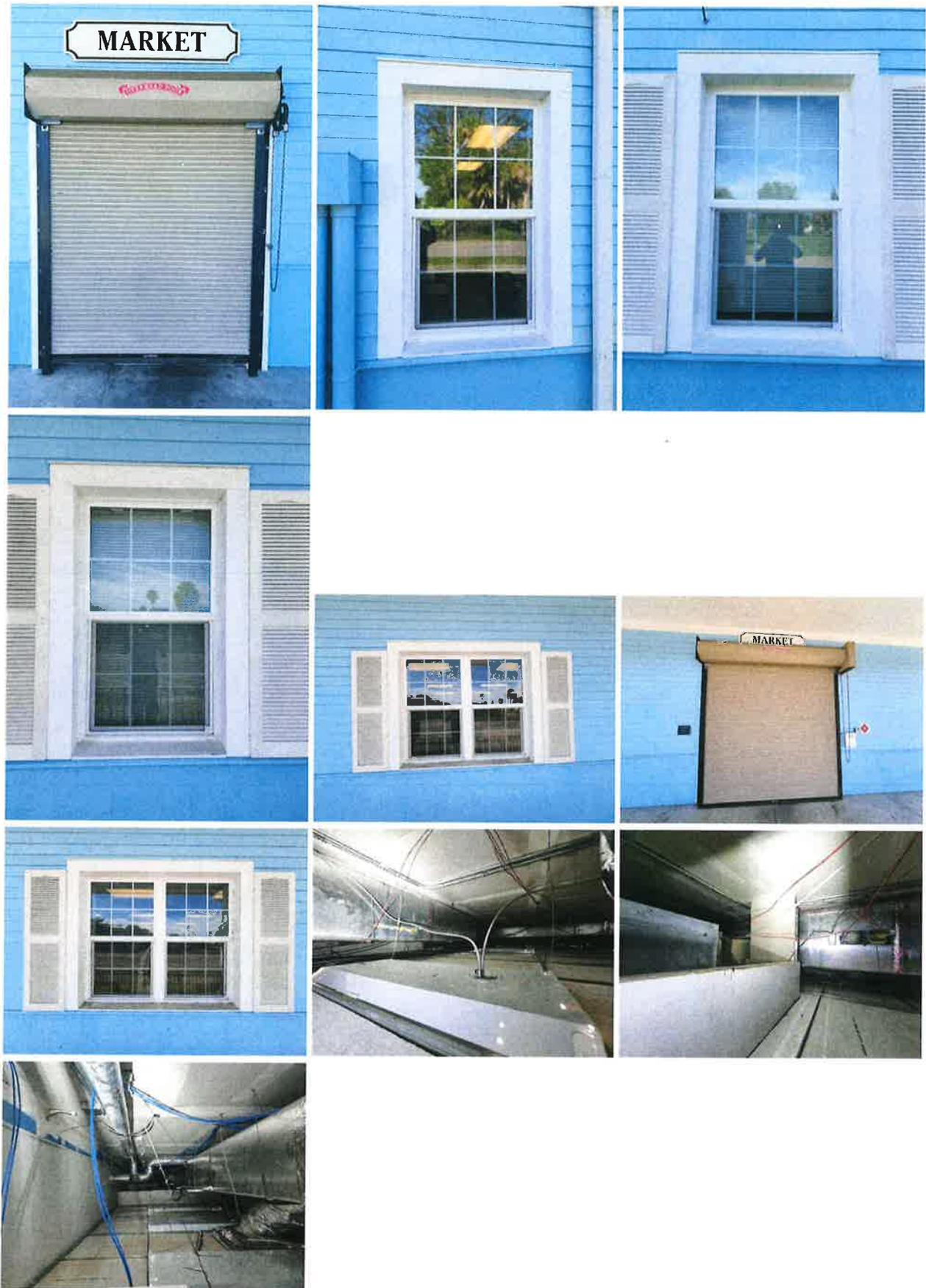
OIR-B1-1802 (Rev. 01/12) Adopted by Rule 690-170.0155



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