



Confidential Inspection Report

Prepared for: Terry Yonker
Subject Property: 275 S US Hwy 1792, Longwood, Fl 32750.



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INSPECTION REPORT

INSPECT CENTRAL FLORIDA

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KEY TO THE INSPECTION REPORT

The condition of systems, components and materials will be identified as: Satisfactory / Attention needed / Not functional / Near end of lifespan. When " **Satisfactory** " is used, it means the system, component and/or material is capable of being used and is in satisfactory condition for its type and age. Some satisfactory items may need maintenance, show aging, wear and tear. When in the inspector's opinion, a system, component or material is unsafe, damaged or has a deficiency, the condition will be noted in report.

NOTICE: This report contains technical information which may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you chose not to consult with the inspector, this company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

Inspector Info

Inspector Name Matthew Helms.
License Number HI 7718.
NACHI ID NACHI 12082104.

Client Information

File # 2002-1354.
Client Name Terry Yonker.
Phone #
E-Mail Address info@buckeyerealty.net.

Inspection Information

Inspection Site 275 S US Hwy 1792, Longwood, FI 32750.
Inspection Date February 26, 2020.
Inspection Time 12:00 PM.
Occupied? Yes - Structure is fully furnished. This is a limited review of many areas in this structure. Furnishings are restricting view and testing of interior features such as floor coverings, interior walls, baseboards, closet interiors, windows, electrical outlets, and electrical switches. Efforts were made to inspect as much as possible.
Client Present No.
People Present Renters.
Inspection Type Commercial Inspection.

Building Characteristics

Type of Structure Commercial Structure.
Type of Foundation Slab on grade.
Type of Construction Concrete Block.
Number of Stories 1
Year Built 1985 Public Records.
Approx. Living Area 6000 Public Records.

Utility Services

Water Source Public.
Sewage Disposal Unable to determine if waste system is public or private.
Utilities All utilities were ON at the time of inspection.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the structure, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

This Inspection Report may contain digital pictures and/or line diagrams of some items and components. The images are for your convenience only and do not represent all items or components that may be deficient. ALL DEFECTS ARE NOT PHOTOGRAPHED; the entire written Report must be reviewed.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age. Predicted life expectancy is the best estimate of the inspector, assuming normal wear. Life expectancy can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. Due to high roof damage claims, some insurance companies now require agents to view the roof covering condition. At their option they may: 1. Accept the covering material in its current condition; 2. Require replacement in order to cover the roof; 3. Exclude the roof covering and any consequential damage resulting from water penetration. The inspector's opinion may or may not coincide with the insurance agent's opinion. The inspection report may help the agent in his inspection process. The inspector will not accept liability for any roof being rejected by an insurance company as we are looking at function in its current condition. The agent is looking to minimize risk. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof Covering

Roof Access

Material Type(s)

Roof Estimated Age

Roofing System

Observed from roof edge on ladder.

Built-Up Roofing. A built-up roof is made up of several layers of 30# saturated felt paper mopped with hot or cold mop coat of asphalt. It also has alternating layers of 15# saturated felt with mopped coats between. Sometimes it is covered with a gravel or other compound to retard ultraviolet deterioration.

Roof covering appears to be the original. Tile roof systems have an estimated life expectancy of 25-45 years depending on quality and workmanship.

Note: Estimated life expectancy has been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect or abuse. Therefore, it should be used as a guideline only, and not relied upon as guarantees or warranties. The ACTUAL lifespan of roofing materials is directly influenced by building and design conditions, material quality, climate, weather extremes, proper maintenance, neglect or abuse, and damage by trees, vegetation and animals.

Roofing system appears to be of advanced age. Roof has soft spots and moisture along the front and right side parapet wall. Organic material and lack of proper drainage are resulting in the roofing material being constantly wet. This constant moisture lowers the life span and effectiveness of the roofing surface. Roof has live organic material growing on back right corner above active leak. Evaluation by a licensed roofing contractor to determine if roof can be repair or needs to be replaced.

Roof gravel has been pulled away from right side of roof edge for past repairs. Roof gravel protects roofing felt paper by blocking it from the suns UV rays. Recommend replacing roof gravel and evaluation by a licensed roofing contractor.





Roof Leaks?

Active roof leak detected - Back right corner of roofing system. Area below roof leak was tested with an electronic moisture meter and elevated moisture levels were found. I recommend further evaluation by a licensed roofing contractor for appropriate corrections and improvements.



Roof Flashings

Roof Flashings

Roof to wall flashing on parapet wall has been replaced in the past. Roof flashing is covered up with organic material along the front of the roof at potential problem areas. For this reason roof to wall flashing could not be fully inspected. Moisture staining on front of structure indicates a flashing leak on the inside of the parapet wall on the front of structure. Evaluation and repair by a qualified tradesperson recommended.



Roof Structure

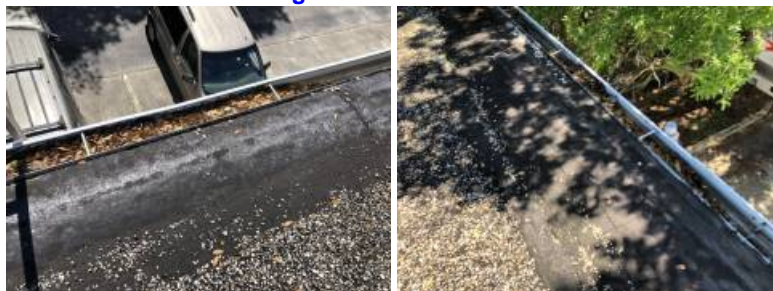
Roof Design
Roof Construction
Roof Structure

Flat Roof.
Steel Trusses.
Generally overall, the roof structure appears to be functional, in satisfactory condition.

Gutter(s) & Downspout(s)

Gutter(s) & Downspout(s)

Gutters and/or downspouts are full of leaves and debris. Recommend cleaning for more effective drainage of roof run-off water.



STRUCTURE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation

Foundation Type
Foundation

Slab on grade.

Satisfactory - Structure foundation appears to be in satisfactory condition. I did not observe significant structural damage or deficiency at time of inspection.

Foundation Settlement

I saw no evidence of significant foundation settlement.

Structure

Structure Type
Ext. Wall Structure

One story structure. Concrete Block. Stucco Finish. Aluminum Siding.

NOTE: Hairline crack(s) observed. A crack equal to or less than 1/16" in width is typically referred to as hairline. Hairline cracks are NOT considered a structural problem.

Concrete block on front right of structure are loose and have shifted along bottom row. Evaluation by a qualified tradesperson recommended.



Ext. Wall Finish

Stucco crack(s) observed. Cracks should be sealed to eliminate the threat of water intrusion.

Stucco finish loose or hollow - left side of structure. Stucco appears to have separated from the underlying substrate. I recommend evaluation by a qualified tradesperson to determine appropriate corrective measures and cost to cure.





Exterior Trim
Concrete Slab
Interior Framing

Exterior trim appears to be in satisfactory condition.
 Concrete slab appears to be in satisfactory condition.
 NOTE: Interior wall framing was not visually inspected. Wall framing is hidden from view by interior wall finishes. I did not observe evidence of structural damage or deficiency at time of inspection.

Exterior Doors

Main Entry Door

Main entry door sticks, binds or rubs on the floor when opened. Maintenance and repair is needed to ease operation.
 Main entry and exit door glass area appears to be racked and no longer level.
 Flooring in entry way area appears to be sloped from exterior wall towards the center of the structure. Evaluation and repair by a qualified tradesperson recommended.



Main Exit Door

Main exit door would not open at the time of inspection. Maintenance and repair recommended.



Rear Exterior Door

Rear exterior door is damaged. Door locking hardware has been removed or partially removed. Repair or replacement recommended.



Windows

Windows

Multiple windows are in need of maintenance and repair. Snap-in glazing is damaged and/or deteriorated at multiple locations. Maintenance and repair by a qualified tradesperson is recommended.

Caulking around windows on front entry of building is damaged and degrading. Maintenance and repair recommended.



ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Electrical Service

<i>Service Type</i>	Overhead Service.
<i>Service Amps</i>	200 amp.
<i>Service Conductors</i>	Copper.
<i>Electrical Service</i>	Electrical service appears to be functional, in satisfactory condition.

Electrical Panels

<i>Main Panel Location</i>	Storage Room to the left of bay door.
<i>Main Panel Type</i>	Circuit Breaker Panel.
<i>Main Electrical Panel</i>	Main service panel and components appear to be functional, in satisfactory condition.
<i>Sub-Panel Type</i>	Circuit Breaker Panel.
<i>Electrical Sub-Panel(s)</i>	Electrical sub-panel(s) appear to be functional, in satisfactory condition.
<i>Electric Disconnects</i>	Electrical disconnects appear to be functional, in satisfactory condition.

Electrical Wiring

<i>Wiring Type</i>	Non-Metallic Sheathed Copper (Romex).
<i>Electrical Wiring</i>	Generally as a whole, the electrical wiring appears to be functional in satisfactory condition.

Light Fixtures

<i>Light Fixtures</i>	Generally as a whole, light fixtures throughout the structure are functional, in satisfactory condition.
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Electrical Switches

Electrical Switches

Left rear office switch plate is broken. Replacement needed.

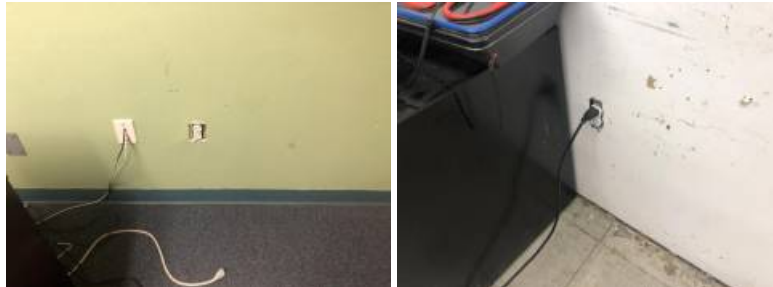


Electrical Outlets

Electrical Outlets

Left rear office and large storage area electrical cover plate(s) missing or not installed. Replacement needed.

Exterior electrical outlet is inoperable. Repair or replacement recommended.





Electrical Systems

Smoke Detectors

None - There were no smoke detectors observed in the structure at time of inspection. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Water Service

Water Source

Municipal Supply.

Main Valve Location

Left side of structure.

Main Water Valve

Main water shut off valve is functional.

Water Pressure

Water pressure measured between 40 to 80 pounds per square inch which is considered within normal/acceptable range.

Well & Pump

Well and pump equipment appears to be no longer in use.



Plumbing Systems

Supply Line Type

CPVC Pipe.

Plumbing Supply Lines

Plumbing supply lines appear to be functional in satisfactory condition consistent with type and age of material.

Waste Line Type

PVC Pipe.

Plumbing Waste Lines

Plumbing waste lines appear to be functional in satisfactory condition consistent with type and age of material.

Hose Faucets

Hose faucets are functional in satisfactory condition.

Fire Sprinkler System

No fire sprinkler system installed.

Water Heater

Location & Type

No water heater installed at the time of inspection.

HEATING & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Rear Air Conditioning System

Cooling System Type
Condenser Unit

Package Unit.
Age and size undetermined, the data plate is unreadable or the manufactured date was not easily recognized.



A/H Location
Temp Differential

Roof.
11 - 14 degrees.



A/C System

Air conditioning system was functional but it produced a less than optimal temperature differential of 12 to 14 degrees. Preferred temperature differential is 15 to 22 degrees. I recommend having the system serviced by a licensed air conditioning contractor to ensure proper and efficient operation.

Heating System Type
Heating System

Heat Pump w/ Aux. or Emergency Heat.
Heat pump heating cycle responded at time of inspection.
DISCLAIMER: Inspection and testing of Emergency Heat or Auxiliary Heat is NOT within the scope of this inspection. Simply put, there are too many variables as to how Air Conditioning Contractors install and connect emergency heat or auxiliary heat systems. It is not uncommon for Air Conditioning Contractors to intentionally or unintentionally leave emergency heat or auxiliary heat systems disconnected. In Florida, it is not uncommon for HVAC systems to not have emergency or auxiliary heat equipment installed. The inspector does not open air handlers to verify that the unit is equipped with electric heat strips. Client is advised to have the system evaluated by a Licensed Air conditioning Contractor if concerned.

Air Duct Type
Air Conditioning Ducts

Fiberglass Duct Board. Flexible Round.
Duct system appeared to be functional at time of inspection *NOTE: Air conditioning ductwork is largely inaccessible and not visible. Overall condition is unknown. I did not observe significant damage or deficiency.*

Front Air Conditioning System

Cooling System Type
Condenser Unit
A/H Location

Package Unit.
2005 model 5 Ton.
Roof.

Temp Differential

Less than 10 degrees.



A/C System

Air conditioning system was functional but it produced an improper temperature differential of less than 10 degrees. Acceptable temperature differential is 15 to 22 degrees. I recommend having the system serviced by a licensed air conditioning contractor to ensure proper and efficient operation.

**Heating System Type
Heating System**

Heat Pump w/ Aux. or Emergency Heat.

**Air Duct Type
Air Conditioning Ducts**

Heating system was inoperable at the time of inspection. Evaluation and repair by a qualified tradesperson recommended.

Fiberglass Duct Board. Flexible Round.

Duct system appeared to be functional at time of inspection *NOTE: Air conditioning ductwork is largely inaccessible and not visible. Overall condition is unknown. I did not observe significant damage or deficiency.*

KITCHEN

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Sink(s)

Kitchen Sink(s)

Kitchen sink and drain lines were functional in satisfactory condition. No leakage detected at time of inspection.

Kitchen Faucets Water Fountain

Faucets and supply lines were functional in satisfactory condition at time of inspection. **Water fountain constantly runs. Maintenance and repair recommended.**



Kitchen Cabinetry

Kitchen Cabinetry

Kitchen cabinets and countertops were functional, in satisfactory condition consistent with age and type of materials.

Kitchen Appliances

Range/Oven/Cooktop Refrigerator

No range, oven or cooktop installed at time of inspection.

Refrigerator was functional in satisfactory condition at time of inspection. This inspection determines only if the unit is currently keeping items cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

Refrigerator door water service was damaged, defective or inoperable at time of inspection. Ice service worked as expected. I recommend evaluation and repair by a qualified tradesperson for repair or replacement as needed.

Dishwasher Microwave

No dishwasher installed at time of inspection.

Built-in microwave was functional in satisfactory condition at time of inspection. The unit was tested by heating a cup of water. Microwave ovens have multiple settings and functions, all of which were not tested.

Garbage Disposal

Garbage disposal was functional in satisfactory condition at time of inspection. The inspector was unable to determine if the unit will grind food waste adequately.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans due to the possibility of causing water damage. Shower pans often do not leak unless actually in use. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies

Toilets

Toilets

Toilet(s) appeared to function properly at time of inspection.

Sinks

Bath Sink(s)

Bathroom sink(s) and drain line(s) appeared to function properly at time of inspection.

Bath Faucets

Bath Faucet(s)

Bathroom faucet(s) appeared to function properly at time of inspection.

Bath Ventilation

Bath Ventilation

Men's bathroom vent fan would not respond. Repair or replacement recommended.

Bath Mirrors & Accessories

Bath Mirrors & Accessories

Generally as a whole, bathroom mirrors and accessories are satisfactory in condition and function.

LEFT SIDE REAR OFFICE

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Interior Doors

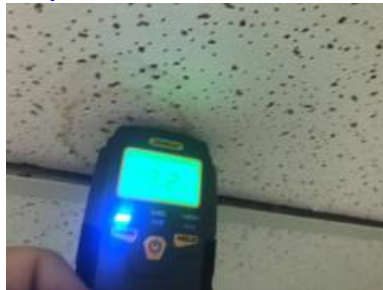
Interior Doors

Generally as a whole, interior doors throughout the structure are functional in satisfactory condition.

Interior Ceilings

Interior Ceiling

Left rear ceiling has active moisture stain(s). Stain(s) tested with an electronic moisture meter. I detected slightly ELEVATED moisture level at time of inspection. Client is advised to make ceiling repairs after locating and correcting the problem.



Interior Walls

Interior Walls

Generally as a whole, interior walls are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.

Floor Coverings

Flooring Type

Flooring Coverings

Carpet.

Left rear office floor covering is damaged or deteriorated. Repair or replacement recommended.



LEFT SIDE MIDDLE OFFICE

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Interior Doors

Interior Doors

Generally as a whole, interior doors throughout the structure are functional in satisfactory condition.

Interior Ceilings

Interior Ceiling

Generally as a whole, interior ceilings are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.

Interior Walls

Interior Walls

Generally as a whole, interior walls are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.

Floor Coverings

Flooring Type

Flooring Coverings

Carpet.

Generally as a whole, interior floor coverings throughout the structure are in satisfactory condition.

REAR COMMON OFFICE AREA AND HALLWAY

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Interior Doors

Interior Doors

Generally as a whole, interior doors throughout the structure are functional in satisfactory condition.

Interior Ceilings

Interior Ceiling

Generally as a whole, interior ceilings are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.

Interior Walls

Interior Walls

Generally as a whole, interior walls are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.

Floor Coverings

Flooring Type

Flooring Coverings

Carpet.

Floor covering damage and deterioration observed various locations. Cleaning and repair of interior floor coverings in needed. Improvements by a qualified tradesperson recommended.



Closets

Server Closets

Dry moisture stains in server closet. Stains tested with an electronic moisture meter and NO evidence of elevated moisture levels was found. Recommend monitoring the area and making any corrective changes necessary.



MAIN LOBBY AREA AND DRESSING ROOMS

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Windows

Windows

Generally as a whole, windows throughout the structure are functional in satisfactory condition.

Interior Doors

Interior Doors

Generally as a whole, interior doors throughout the structure are functional in satisfactory condition.

Interior Ceilings

Interior Ceiling

Generally as a whole, interior ceilings are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.

Interior Walls

Interior Walls

Generally as a whole, interior walls are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.

Floor Coverings

Flooring Type

Flooring Coverings

Carpet.

Generally as a whole, interior floor coverings throughout the structure are in satisfactory condition.

Counter

Counter

Cabinet draw front is missing from counter area. Maintenance and repair recommended.



MAIN OFFICE

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Windows

Interior Window

Generally as a whole, windows throughout the structure are functional in satisfactory condition.

Interior Doors

Interior Doors

Generally as a whole, interior doors throughout the structure are functional in satisfactory condition.

Interior Ceilings

Interior Ceiling

Generally as a whole, interior ceilings are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.

Interior Walls

Interior Walls

Generally as a whole, interior walls are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.

Floor Coverings

Flooring Type

Flooring Coverings

Carpet.

Generally as a whole, interior floor coverings throughout the structure are in satisfactory condition.

SECONDARY STORAGE ROOM

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Interior Doors

Interior Doors

Generally as a whole, interior doors throughout the structure are functional in satisfactory condition.

Interior Ceilings

Interior Ceiling

Generally as a whole, interior ceilings are in satisfactory condition. Maintenance may be needed to correct minor damage or cosmetic concerns.

Interior Walls

Interior Walls

Paint is cracking and peeling on inside of exterior wall. Area was tested with an electronic moisture meter and NO evidence of elevated moisture levels was found. Cosmetic type repairs recommended.



Floor Coverings

Flooring Type

Flooring Coverings

Carpet.

Generally as a whole, interior floor coverings throughout the structure are in satisfactory condition.

LARGE STORAGE AREA

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Roll Up Door

Roll Up Door

Roll up door on the right side of structure is functional and in satisfactory condition consistent with its age.

Interior Doors

Interior Doors

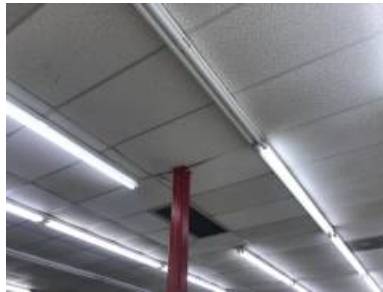
Interior door from large storage area into hallway was locked and not tested at time of inspection.



Interior Ceilings

Interior Ceiling

Interior ceiling is loose around support pole. Maintenance and repair recommended.



Interior Walls

Interior Walls

Interior wall in the back right corner of large storage area is located directly under active roof leak. Walls are damaged and deteriorated. Area was tested with an electronic moisture meter and elevated moisture levels were found. Repair and maintenance recommended.





Floor Coverings

Flooring Type

Flooring Coverings

Laminate Tile.

Tile floor is damaged in multiple locations. Maintenance and repair recommended.



GROUNDS-IRRIGATION

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Grounds

Site Grade & Drainage Landscaping

Functional.

Trees and/or shrubs on the site need to be trimmed or cut away from structure(s).



Report Summary

Inspection Date: February 26, 2020.

Subject Property: 275 S US Hwy 1792, Longwood, FL 32750.

Client: Terry Yonker

Do not use this Report Summary as the determining factor in deciding whether or not a noted condition is considered a functional deficiency or cosmetic deficiency, as defined by the Contract For Sale and Purchase. Consult with your Realtor or Attorney as to how the following notes affect the Contract For Sale and Purchase.

The following conditions were noted at time of inspection:

ROOF SYSTEM

1. Roofing system appears to be of advanced age. Roof has soft spots and moisture along the front and right side parapet wall. Organic material and lack of proper drainage are resulting in the roofing material being constantly wet. This constant moisture lowers the life span and effectiveness of the roofing surface. Roof has live organic material growing on back right corner above active leak. Evaluation by a licensed roofing contractor to determine if roof can be repair or needs to be replaced.
2. Roof gravel has been pulled away from right side of roof edge for past repairs. Roof gravel protects roofing felt paper by blocking it from the suns UV rays. Recommend replacing roof gravel and evaluation by a licensed roofing contractor.
3. Active roof leak detected - Back right corner of roofing system. Area below roof leak was tested with an electronic moisture meter and elevated moisture levels were found. I recommend further evaluation by a licensed roofing contractor for appropriate corrections and improvements.
4. Moisture staining on front of structure indicates a flashing leak on the inside of the parapet wall on the front of structure. Evaluation and repair by a qualified tradesperson recommended.
5. Gutters and/or downspouts are full of leaves and debris. Recommend cleaning for more effective drainage of roof run-off water.

STRUCTURE

6. Concrete block on front right of structure are loose and have shifted along bottom row. Evaluation by a qualified tradesperson recommended.
7. Stucco crack(s) observed. Cracks should be sealed to eliminate the threat of water intrusion.
8. Stucco finish loose or hollow - left side of structure. Stucco appears to have separated from the underlying substrate. I recommend evaluation by a qualified tradesperson to determine appropriate corrective measures and cost to cure.
9. Main entry door sticks, binds or rubs on the floor when opened. Maintenance and repair is needed to ease operation.
10. Main entry and exit door glass area appears to be racked and no longer level. Flooring in entry way area appears to be sloped from exterior wall towards the center of the structure. Evaluation and repair by a qualified tradesperson recommended.
11. Main exit door would not open at the time of inspection. Maintenance and repair recommended.
12. Rear exterior door is damaged. Door locking hardware has been removed or partially removed. Repair or replacement recommended.
13. Multiple windows are in need of maintenance and repair. Snap-in glazing is damaged and/or deteriorated at multiple locations. Maintenance and repair by a qualified tradesperson is recommended.

ELECTRICAL SYSTEMS

14. Left rear office switch plate is broken. Replacement needed.
15. Left rear office and large storage area electrical cover plate(s) missing or not installed. Replacement needed.
16. Exterior electrical outlet is inoperable. Repair or replacement recommended.
17. None - There were no smoke detectors observed in the structure at time of inspection. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

HEATING & AIR CONDITIONING

18. Air conditioning system was functional but it produced a less than optimal temperature differential of 12 to 14 degrees. Preferred temperature differential is 15 to 22 degrees. I recommend having the system serviced by a licensed air conditioning contractor to ensure proper and efficient operation.
19. Air conditioning system was functional but it produced an improper temperature differential of less than 10 degrees. Acceptable temperature differential is 15 to 22 degrees. I recommend having the system serviced by a licensed air conditioning contractor to ensure proper and efficient operation.
20. Heating system was inoperable at the time of inspection. Evaluation and repair by a qualified tradesperson recommended.

KITCHEN

21. Water fountain constantly runs. Maintenance and repair recommended.
22. Refrigerator door water service was damaged, defective or inoperable at time of inspection. Ice service worked as expected. I recommend evaluation and repair by a qualified tradesperson for repair or replacement as needed.

BATHROOMS

23. Men's bathroom vent fan would not respond. Repair or replacement recommended.

LEFT SIDE REAR OFFICE

24. Left rear ceiling has active moisture stain(s). Stain(s) tested with an electronic moisture meter. I detected slightly ELEVATED moisture level at time of inspection. Client is advised to make ceiling repairs after locating and correcting the problem.
25. Left rear office floor covering is damaged or deteriorated. Repair or replacement recommended.

REAR COMMON OFFICE AREA AND HALLWAY

26. Floor covering damage and deterioration observed various locations. Cleaning and repair of interior floor coverings in needed. Improvements by a qualified tradesperson recommended.

27. Dry moisture stains in server closet. Stains tested with an electronic moisture meter and NO evidence of elevated moisture levels was found. Recommend monitoring the area and making any corrective changes necessary.

MAIN LOBBY AREA AND DRESSING ROOMS

28. Cabinet draw front is missing from counter area. Maintenance and repair recommended.

SECONDARY STORAGE ROOM

29. Paint is cracking and peeling on inside of exterior wall. Area was tested with an electronic moisture meter and NO evidence of elevated moisture levels was found. Cosmetic type repairs recommended.

LARGE STORAGE AREA

30. Interior ceiling is loose around support pole. Maintenance and repair recommended.

31. Interior wall in the back right corner of large storage area is located directly under active roof leak. Walls are damaged and deteriorated. Area was tested with an electronic moisture meter and elevated moisture levels were found. Repair and maintenance recommended.

Thank you for selecting our firm to perform your inspection. If you have any questions regarding the inspection report or the real property, please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Helms', written in a cursive style.

Matthew Helms
Inspector