



Your Inspection Report

222 Sample Road, Suite B214
Tampa, FL 33619

PREPARED FOR:
COMMERCIAL SAMPLE REPORT

INSPECTION DATE:
Friday, February 16, 2018

PREPARED BY:
Tom Frey



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When your building needs to be investigated call the FBI...Group!

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

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SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Electrical

BRANCH CIRCUIT \ Outlet conditions

Condition: • Ungrounded three-prong receptacles

Several ungrounded exterior outlets noted



1. Ungrounded three-prong receptacles



2. Ungrounded three-prong receptacles

BRANCH CIRCUIT \ Light conditions

Condition: • Light cover missing



3.

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

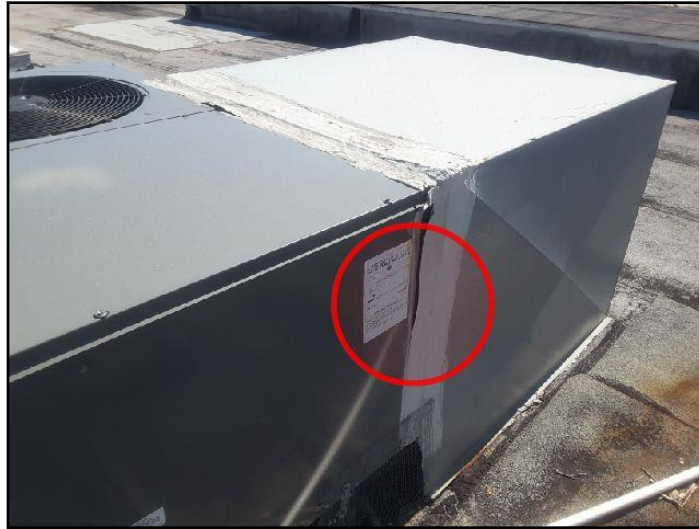
EXTERIOR

REFERENCE

Air Conditioning

ROOFTOP UNITS \ Unit #1

Condition: • Exterior ductwork poor / damaged
Leaky joints



4. Exterior ductwork poor / damaged

Ventilation

INDIVIDUAL EXHAUST FANS \ General

Condition: • Discharging into the attic / ceiling space
Suite 100



5. Discharging into the attic / ceiling space



6. Discharging into the attic / ceiling space

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Plumbing

GENERAL \ Level of Maintenance

Condition: • Some deferred maintenance was noted.

DOMESTIC WATER HEATING \ Operating status and condition

Condition: • Suite 200 HWT damaged & not operating . Appears to be abandoned in place



7.

FIXTURES \ Toilets

Condition: • Leak

Suite 200



8. Some deferred maintenance was noted.

FIXTURES \ Basins / sinks

Condition: • Leaking faucet(s)

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Suite 100



9. Leaking faucet(s)

Roofing

GENERAL \ Overall condition

Condition: • The overall condition of the roofing system is considered to be fair.

GENERAL \ Level of Maintenance

Condition: • A considerable amount of deferred maintenance was noted.

MODIFIED BITUMEN \ Deficiencies

Condition: • Blistering

Blistering noted in numerous locations throughout the roof



10. Blistering



11. Blistering

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

fbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



12. Blistering



13. Blistering



14. Blistering

Condition: • Previous repairs noted
Numerous patched noted

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



15. Previous repairs noted



16. Previous repairs noted



17. Previous repairs noted



18. Previous repairs noted

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



19. Previous repairs noted

SKYLIGHTS \ General conditions

Condition: • Old and worn



20.

Interior Components

GENERAL \ Level of Maintenance

Condition: • Some deferred maintenance was noted.

GENERAL \ Interior Surfaces

Condition: • As is typical, the walls, ceilings, and floors show cosmetic deficiencies due to normal use

INTERIOR SURFACES - CEILINGS \ General

Condition: • Water stain

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Suite 100



21. Water stain



22. Water stain



23. Water stain

Condition: • Water stain

Suite 200

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



24. Water stain



25. Water stain



26. Water stain

Structure

ROOF \ Deck

Condition: • Water stains noted in several areas.

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



27.



28.



29.



30.

TERMITES \ General

Condition: • Evidence of damage noted

Termite frass noted

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

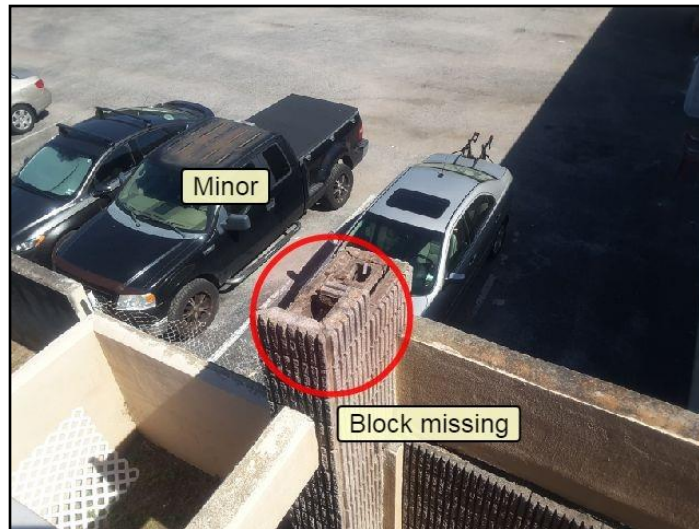


31. Evidence of damage noted

Exterior Components

WALLS \ Masonry

Condition: • Damage



32. Damage

WALLS \ Stucco - hardcoat

Condition: • Minor cracking

SUMMARY

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



33. *Minor cracking*

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

SUMMARY B

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Description

Name of client:

- Name

Judette Louis

- Company

Florida Medical Wellness, LLC

Client relationship to this property: • Prospective purchaser

Name of consultant:

- Name

Thomas J Frey - Florida Building Inspection Group

Purpose of the report: • Property Condition Assessment

Date of site visit:

- Date:

February 16, 2018

General property description: • Commercial • Office

Approximate size of building: • 3578 Sq. ft

Approximate age of building: • 30 to 35 years

Number of stories: • 1

Below grade area: • Slab on grade

Approximate date of construction: • 1984

Attendees: • Buyer • Buyer's Agent • Seller's Agent

Document review: • No documents were available for review.

Overall condition: • The building is in satisfactory condition overall. • No major defects were observed. • Roofing repairs are recommended.

Overall level of maintenance: • Some deferred maintenance was noted.

This report meets ASTM Standard E2018-08, with these exceptions: • Opinions of probable cost are not included. • A Building Code and Fire Code violation inquiry was not undertaken.

For the purpose of this report the front of the building faces: • South

Occupancy: • The building was occupied at the time of the inspection.

Weather: • Sunny

Approximate temperature: • 80°

Description

Electrical service to the building: • Underground

Main electrical service transformer:

- Pad-mounted transformer



34. Pad-mounted transformer

Main building transformer size: • Not determined

Main building transformer ownership: • Not determined

Electrical service size: • 225A

Electrical service size: • 120/240-volt, single phase

Service distribution and metering:

- The main service is divided to service several areas



35. The main service is divided to service...

Distribution panels:

- Circuit breakers

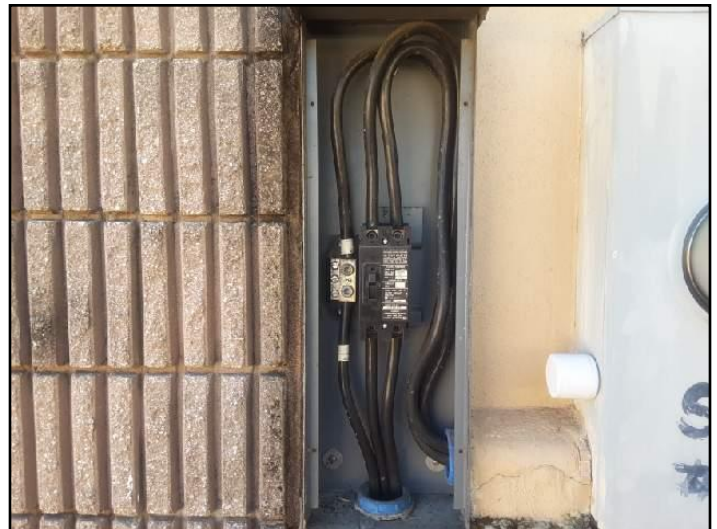


36. Circuit breakers

- Circuit breakers



37. Circuit breakers



38. Circuit breakers

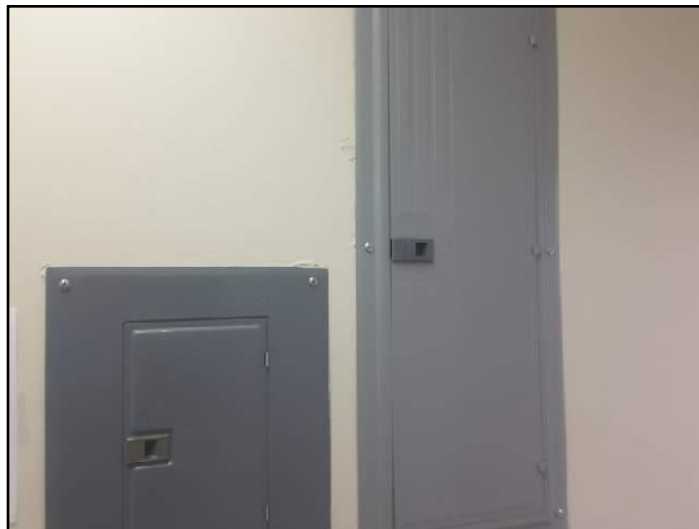
- Circuit breakers
- Unit 1



39. Circuit breakers



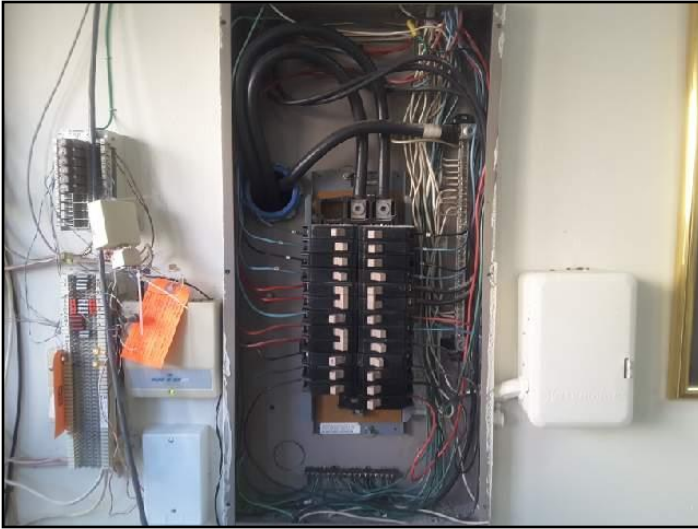
40. Circuit breakers



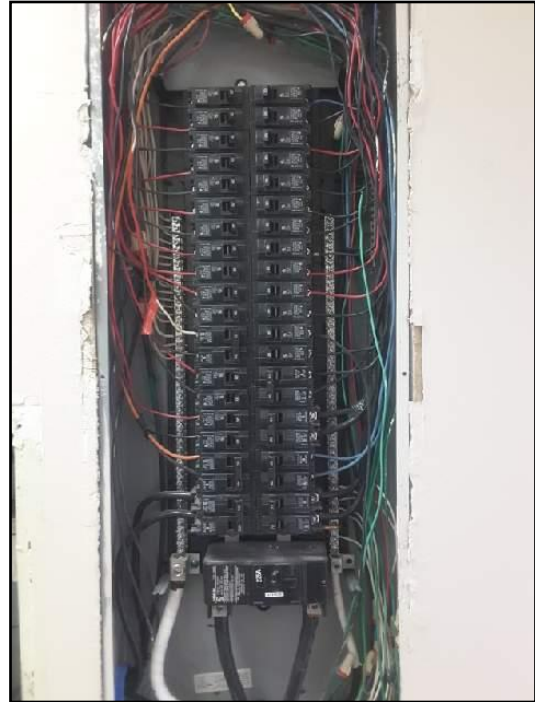
41. Circuit breakers

Predominant wire types:

- Copper - non-metallic sheathed



42. Copper - non-metallic sheathed



43. Copper - non-metallic sheathed



44. Copper - non-metallic sheathed

Lighting fixture types: • Flourescent

Grounding - electrical system:

- at grounding rods



45. at grounding rods

Electrical supplier: • TECO

Recommendations

GENERAL \ Overall condition

1. **Condition:** • The overall condition of the electrical system is considered to be satisfactory.

GENERAL \ Level of Maintenance

2. **Condition:** • The electrical system has been well maintained for the most part.

DISTRIBUTION EQUIPMENT \ General condition

3. **Condition:** • No major deficiencies noted

BRANCH CIRCUIT \ Outlet conditions

4. **Condition:** • Ungrounded three-prong receptacles
Several ungrounded exterior outlets noted

ELECTRICAL

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



46. Ungrounded three-prong receptacles



47. Ungrounded three-prong receptacles

BRANCH CIRCUIT \ Light conditions

5. Condition: • Light cover missing



48.

HEATING

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Description

General: • No heating source noted. Package air handling units were cooling only.

Limitations

Operating status: • The system was operating in Cooling mode.

AIR CONDITIONING

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

fbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Description

Rooftop Unit #1 - Age and compressor type:

- Less than 5 years old

Rheem

Model number: RSPM A036JK00AUA Serial number: W161711200



49. Less than 5 years old

- Packaged heating and cooling unit

Rooftop Unit #1 - Cooling capacity and fresh air intake: • 3-tons • No fresh air intake

Rooftop Unit #2 - Age and compressor type:

- Less than 5 years old

Rheem

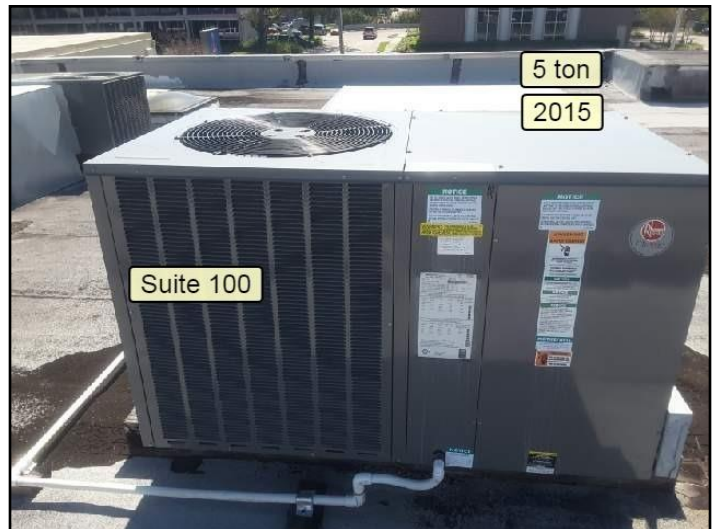
Model number: RSPM A060JK000 Serial number: W321509648



51. Less than 5 years old



50. Less than 5 years old



52. Less than 5 years old

AIR CONDITIONING

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Rooftop Unit #2 - Cooling capacity and fresh air intake: • 5-tons • No fresh air intake

Rooftop Unit #3 - Age and compressor type:

• Less than 5 years old

Rheem

Model number: RSPM A036JK00AUA Serial number: W201732042



53. Less than 5 years old



54. Less than 5 years old

Rooftop Unit #3 - Cooling capacity and fresh air intake: • 3-tons • No fresh air intake

Recommendations

ROOFTOP UNITS \ Unit #1

6. Condition: • Exterior ductwork poor / damaged

Leaky joints



55. Exterior ductwork poor / damaged

VENTILATION

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Description

Individual exhaust fans - areas serviced:

- Washroom(s)



56. Washroom(s)



57. Washroom(s)

Operable doors: • Storefront

Recommendations

INDIVIDUAL EXHAUST FANS \ General

7. Condition: • Discharging into the attic / ceiling space

Suite 100



58. Discharging into the attic / ceiling space



59. Discharging into the attic / ceiling space

Description

Domestic water supply - size and pipe material: • 1-inch diameter • Copper

Domestic water supply - shutoff: • At meter



60. At meter



61. At meter

Water meters: • One for each water supply line to the building

Backflow prevention device at the main water supply:

- Provided



62. Provided

Supply plumbing pipe material examined: • Copper

Drain, waste and vent piping material examined: • PVC plastic

Washroom locations:

- Men's and women's in offices



63. Men's and women's in offices



64. Men's and women's in offices



65. Men's and women's in offices

- Two-piece in executive office
Unit 1 only

PLUMBING

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



66. Two-piece in executive office

Domestic water heaters:

- Electric



67. Electric



68. Electric

Domestic water heater/boiler - approximate age:

- Between 10 and 15 yrs old

Suite 100

- Over 15 yrs old

Suite 200

Typical domestic water heater/boiler life expectancy: • 8-12 years

Recommendations

GENERAL \ Overall condition

8. Condition: • The overall condition of the plumbing system is considered to be satisfactory.

GENERAL \ Level of Maintenance

9. Condition: • Some deferred maintenance was noted.

SUPPLY \ Pressure and flow

10. Condition: • No major deficiencies noted



69. No major deficiencies noted

DOMESTIC WATER HEATING \ Operating status and condition

11. Condition: • Suite 200 HWT damaged & not operating . Appears to be abandoned in place



70.

FIXTURES \ General

12. Condition: • Minor deficiencies noted

FIXTURES \ Toilets

13. Condition: • Leak

Suite 200



71. Some deferred maintenance was noted.

FIXTURES \ Basins / sinks

14. Condition: • Leaking faucet(s)

Suite 100



72. Leaking faucet(s)

ROOFING

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

fbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Description

Modified bitumen (single-ply):

- Building



73. Building



74. Building



75. Building



76. Building

ROOFING

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



77. Building



78. Building



79. Building



80. Building

ROOFING

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



81. Building

Typical modified bitumen roof life expectancy: • 10 to 15 years - Single-ply

Skylights - type: • Aluminum-framed • Acrylic-dome

Skylights - quantity: • Five

Recommendations

GENERAL \ Overall condition

15. Condition: • The overall condition of the roofing system is considered to be fair.

GENERAL \ Level of Maintenance

16. Condition: • A considerable amount of deferred maintenance was noted.

MODIFIED BITUMEN \ Deficiencies

17. Condition: • Approaching end of typical life expectancy

18. Condition: • Blistering

Blistering noted in numerous locations throughout the roof

ROOFING

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

fbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

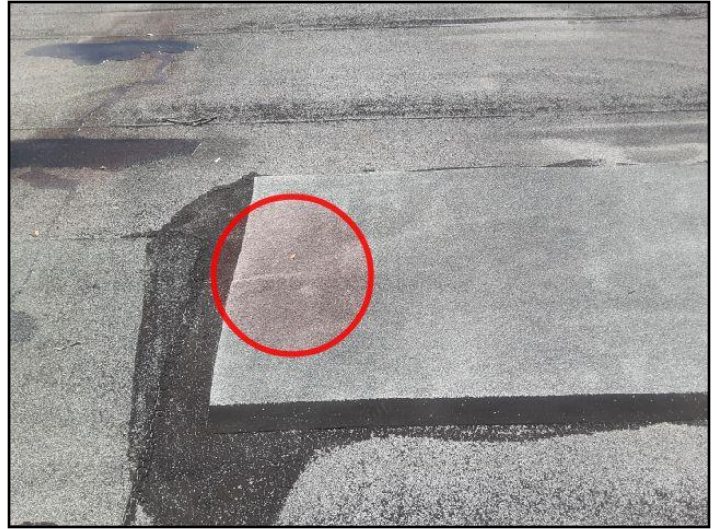
STRUCTURE

EXTERIOR

REFERENCE



82. Blistering



83. Blistering



84. Blistering



85. Blistering

ROOFING

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



86. *Blistering*

19. Condition: • Previous repairs noted
Numerous patched noted



87. *Previous repairs noted*



88. *Previous repairs noted*

ROOFING

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



89. Previous repairs noted



90. Previous repairs noted



91. Previous repairs noted

SKYLIGHTS \ General conditions

20. Condition: • Old and worm

ROOFING

222 Sample Road, Tampa, FL February 16, 2018

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR	INSULATION
STRUCTURE	EXTERIOR	REFERENCE							



92.

INTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Description

Finished area floor coverings: • Laminate unit 1

Finished area floor coverings:

• Carpet

Unit 2

• Resilient tile

Unit 1

Wall finishes: • Drywall

Ceiling finishes: • Suspended tile

Recommendations

General

21. • General interior pictures unit #2



93.



94.

INTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



95.



96.



97.



98.

INTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



99.



100.

22. • General interior pictures unit #1



101.



102.

INTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

fbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



103.



104.



105.



106.

INTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

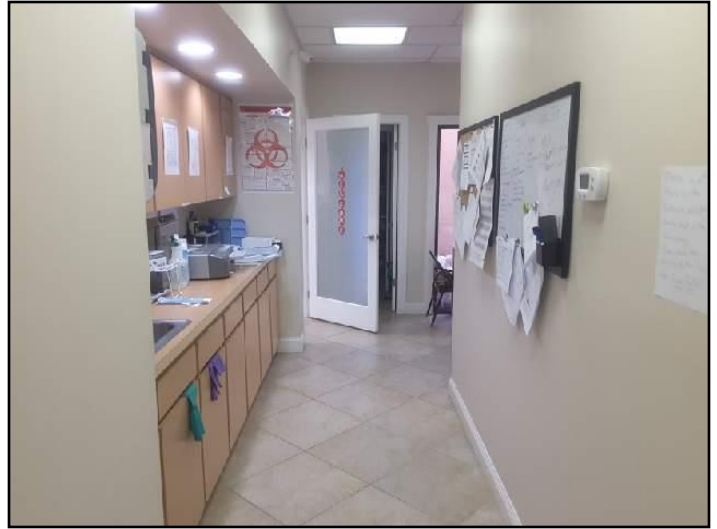
STRUCTURE

EXTERIOR

REFERENCE



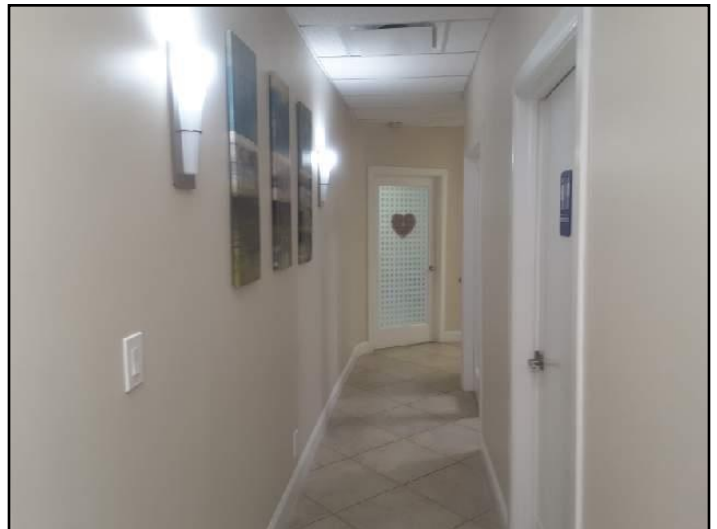
107.



108.



109.



110.

INTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

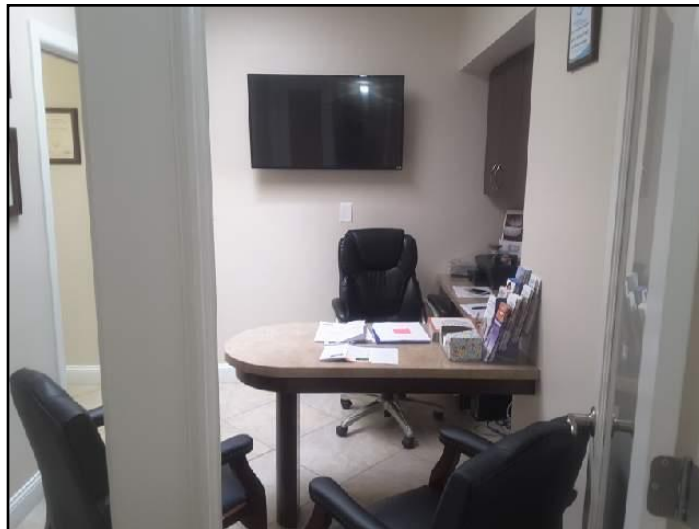
REFERENCE



111.



112.



113.

GENERAL \ Overall condition

23. Condition: • The overall condition of the interior components system is considered to be satisfactory.

GENERAL \ Level of Maintenance

24. Condition: • Some deferred maintenance was noted.

GENERAL \ Interior Surfaces

25. Condition: • As is typical, the walls, ceilings, and floors show cosmetic deficiencies due to normal use

INTERIOR SURFACES - CEILINGS \ General

26. Condition: • Water stain

Suite 100

INTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



114. Water stain



115. Water stain



116. Water stain

27. Condition: • Water stain

Suite 200

INTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



117. Water stain



118. Water stain



119. Water stain

INSULATION

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Description

General: • It should be understood that a review of the thermal characteristics of the building envelope is beyond the scope of our assessment. Only general information is provided here

Attic insulation and approximate value:

- Fiberglass insulation



120. Fiberglass insulation



121. Fiberglass insulation



122. Fiberglass insulation

INSULATION

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Recommendations

GENERAL \ Overall condition

28. Condition: • The overall condition of the insulation system is considered to be satisfactory.

GENERAL \ Level of Maintenance

29. Condition: • The Insulation system has been well maintained for the most part.

ATTIC INSULATION \ General

30. Condition: • Satisfactory

Description

Configuration: • Slab-on-grade

Foundation wall material: • Poured-concrete

Exterior walls:

- Concrete-block
- Wood-frame

Sides of the building are wood framed

Roof:

- Wood deck



123. Wood deck

- Supported by wood roof joists



124. Wood deck



125. Supported by wood roof joists



126. Supported by wood roof joists

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Limitations

Attic: • Limited access - a full investigation was not possible here

Recommendations

GENERAL \ Overall condition

31. Condition: • The overall condition of the structural system is considered to be satisfactory.

GENERAL \ Level of Maintenance

32. Condition: • The Structural system has been well maintained for the most part.

GENERAL \ Structure

33. Condition: • No major structural defects were noted

ROOF \ Deck

34. Condition: • Water stains noted in several areas.



127.



128.

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



129.



130.

TERMITES \ General**35. Condition:** • No signs of damage noted

Previous treatment noted

**131.** No signs of damage noted**36. Condition:** • Evidence of damage noted

Termite frass noted



132. *Evidence of damage noted*

EXTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

Description

Exterior walls: • Concrete block • Stucco

Main entrance doors: • Aluminum-framed

Personnel doors: • Wood-framed

Office windows:

• Aluminum-framed

• Wood-framed

Building side windows only

• Single-glazed

Retaining walls:

• Concrete block



133. Concrete block

• Along north side of property

Pavement: • At south • Less than 50 parking spaces

Sidewalks and walkways: • Poured-concrete

Signs: • Ground level pad mounted

EXTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



134. Ground level pad mounted

Signs:

- Lighted sign boxes on front façade



135. Lighted sign boxes on front façade

- Pole-mounted marquee sign at front of property

EXTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



136. Pole-mounted marquee sign at front of...

Recommendations

General

37. • General exterior pictures



137.



138.

EXTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



139.



140.



141.



142.

EXTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



143.



144.

GENERAL \ Overall condition

38. Condition: • The overall condition of the exterior system is considered to be satisfactory.

GENERAL \ Level of Maintenance

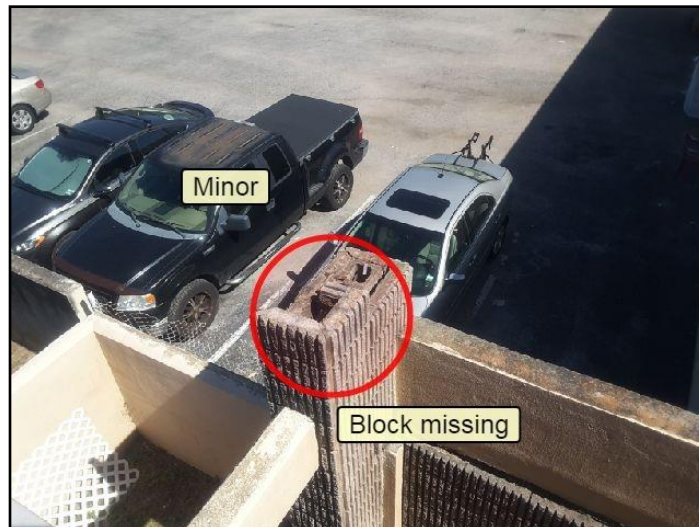
39. Condition: • The Exterior Components system has been well maintained for the most part.

WALLS \ General condition

40. Condition: • Minor deficiencies noted

WALLS \ Masonry

41. Condition: • Damage



145. Damage

WALLS \ Stucco - hardcoat

42. Condition: • Minor cracking

EXTERIOR COMPONENTS

222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

flbigroup.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE



146. *Minor cracking*

DOORS \ General

43. **Condition:** • No major deficiencies noted

WINDOWS \ General

44. **Condition:** • No major deficiencies noted

SITE WORK \ Grading

45. **Condition:** • No major deficiencies were noted

SITE WORK \ Sidewalks and Walkways

46. **Condition:** • No major deficiencies were noted

SITE WORK \ Asphalt pavement

47. **Condition:** • Good overall condition

END OF REPORT

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222 Sample Road, Tampa, FL February 16, 2018

Report No. 5836, v.2

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SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR

INSULATION

STRUCTURE

EXTERIOR

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS