

April 27, 2004

RE:

Dear ,

At your request, a visual inspection of the above referenced property was conducted on February 21, 2004. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

### REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and had average maintenance over the years. In accordance with prevailing local real estate purchase agreements, the following items should be addressed:

#### FOUNDATION - STRUCTURE - EXTERIOR

##### GENERAL COMMENTS:

1. Soil erosion needs to be stopped and minor filling in under the slab on the west side of the building. Some a/c slabs have voids under them.

#### PLUMBING SYSTEM

##### HOT WATER SOURCE:

2. Electric 38 gallon water tank in the back upper loft needs a temperature pressure relief tube installed.  
Heater under kitchen sink is inoperable.

#### ELECTRICAL

##### COMMON AREA BRANCH CIRCUIT WIRING:

3. Electrical wiring junctions not contained within covered electrical junction boxes are a FIRE HAZARD and are noted in the following locations: Front & rear attic chase / back room by water heater / north west ceiling / rear exterior lamp poles / power supply by water heater / missing fixture by lower dressing room with exposed wires.

##### EXTERIOR OUTLETS, SWITCHES, FIXTURES:

4. Good.  
GFCI outlet not operational. There is power to the outlet, but the Ground Fault Circuit Interrupter does not trip with the use of a 3 prong GFCI tester at the front of the building, west of front door.

#### AIR CONDITIONING & HEATING SYSTEMS

##### GENERAL COMMENTS:

5. No heat pump electric heat strips responded to normal controls.  
All HVAC units need the condensate lines cleaned.  
Most units need some minor retaping of the duct work.
6. Heat temperature only 70+/- should be 90+

Heat strips / failed to operate. Review by HVAC contractor

The temperature difference between the intake and register is between 14-20 degrees. This is normal for this air conditioning unit

Unit Interiors

7. Leakage at the base of a toilet is an unsanitary condition which can often damage flooring if left unrepaired. The wax seal located between the floor flange and the underside of the toilet bowl will need replacement to remedy this problem. This was noticed at all toilets. Toilet in the back room has an active leak behind it.

Other items are noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Jim Ellis  
President  
Ellis Inspection Services, Inc.

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This report was prepared for the exclusive use of

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## FOUNDATION – STRUCTURE – EXTERIOR

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**CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY**

**GOOD** - *Satisfactory with normal wear and tear*

**FAIR** - *Satisfactory but declining in usefulness*

**POOR** - *Unsatisfactory in need of immediate repair*

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

**GENERAL COMMENTS:**



Soil erosion needs to be stopped and minor filling in under the slab on the west side of the building. Some a/c slabs have voids under them.

**FOUNDATIONS:**

Floor is a concrete slab.

Grading: Improvement needed at the west side. Depressions or low areas are noted - They present a tripping hazards, particularly when they occur next to paved or regularly used areas. Fill depressions to reduce liability.

**EXTERIOR WALLS:**

Predominant materials: Masonry.

Overall Condition: Good.

Other Inspector Comments: Metal frame. Good overall condition.

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WINDOWS:

Overall Condition: *Good.*

DOORS:

Front Entry Doors: *Good condition.*

Rear Entry Doors: *Good condition.*

Overhead/Sliding  
Doors: *Good condition.*

GROUNDS & PARKING:

Parking Areas: *Asphalt*  
*Approximately 60 parking spots*  
*2 Handicap parking spots at the front of the building.*

Condition: *Good.*

Landscaping: *Fair.*

Signage: *Primary signage for center is turned off.*

TERMITE DAMAGE:

*Evidence of minor termite damage noted in the back room. No structural damage was caused.*

Approximate Year of Construction:

*1998.*

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## ROOFING SYSTEM

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**GOOD** - *Satisfactory with normal wear and tear*

**FAIR** - *Satisfactory but declining in usefulness*

**POOR** - *Unsatisfactory in need of immediate repair*

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

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Roof Covering: **Metal.**  
Overall Condition: **Good.**  
Valleys: **Good condition.**

FLASHINGS:  
Other Flashings: **Good condition.**

ROOF PERIMETER:  
Overhang Type &  
Condition: **Aluminum / Metal / Stucco.**  
Storefront Facade  
Roof: **Good overall condition.**

ATTIC & CHASES:  
Accessible for  
inspection? **Yes.**

GUTTERS & DOWNSPOUTS:  
Type and  
Condition: **Some gutter joints have leaked. Use gutter caulk to seal as needed.  
Extend downspouts to divert water away from the building foundation.  
Gutters need cleaning.**

RECENT WEATHER CONDITIONS HAVE BEEN:  
**Wet.**

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## PLUMBING SYSTEM

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It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

This report was prepared for the exclusive use of

WATER SOURCE:

Supply Pressure in  
PSI:

45, good.

Well Type:



Septic pump is missing bolts from the cover and the vent is rusting through and will need replacement soon.

Overall Condition:

Good.

Main Cutoff Valve

Locations:

Left side of building.

INTERIOR SUPPLY LINES:

Predominant Type:

Plastic.

Flow:

Good.

WASTE/VENTING PROVISIONS:

Sewer.

Interior Waste

Lines:

Predominant Type:

PVC.

Drainage:

Good.

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HOT WATER SOURCE:



Electric 38 gallon water tank in the back upper loft needs a temperature pressure relief tube installed.  
Heater under kitchen sink is inoperable.

FIRE SPRINKLER SYSTEM:

Not inspected by this company.



Pond aerator does not function.

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## ELECTRICAL

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**GOOD** - *Satisfactory with normal wear and tear*  
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Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection.

**MAIN SERVICES:**

Service Entrances:            Underground.

**MAIN DISCONNECTS:**

Location of Service  
Disconnects:                    Top of main panel.

**SUBPANELS:**

Locations &  
Condition:                        Back room, air conditioning equipment and hallway  
  Good overall condition.

**COMMON AREA CIRCUIT PANELS:**

Location:                         Utility room.

**COMMON AREA BRANCH CIRCUIT WIRING:**

Wire Size vs  
Indicated Use:                 Good.  
Predominant Wire  
Type:                             Copper.  
Areas of Concern:



Sample areas of missing covers

Electrical wiring junctions not contained within covered electrical junction boxes are a FIRE HAZARD and are noted in the following locations: Front & rear attic chase / back room by water heater /

FL(850) 492.7258 / AL(251) 943.4696

This report was prepared for the exclusive use of

north west ceiling / rear exterior lamp poles / power supply by water heater / missing fixture by lower dressing room with exposed wires.

SYSTEM GROUNDING:

Condition: Good.

EXTERIOR OUTLETS, SWITCHES, FIXTURES:

Outlets: Overall  
Condition:

Good.

GFCI outlet not operational. There is power to the outlet, but the Ground Fault Circuit Interrupter does not trip with the use of a 3 prong GFCI tester at the front of the building, west of front door.

Switches: Overall  
Condition:

Good.

Fixtures: Overall  
Condition:

Good., some lights not working (possible bulbs)

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## AIR CONDITIONING & HEATING SYSTEMS

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**CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY**

**GOOD** - Satisfactory with normal wear and tear

**FAIR** - Satisfactory but declining in usefulness

**POOR** - Unsatisfactory in need of immediate repair

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection.

GENERAL COMMENTS:

GENERAL  
COMMENTS:

No heat pump electric heat strips responded to normal controls.  
All HVAC units need the condensate lines cleaned.  
Most units need some minor retaping of the duct work.

CONDENSER:

Trane brand. Lower east room.

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CONDITION:



Heat temperature 90  
Heat strips / failed to operate. Review by HVAC contractor  
The temperature difference between the intake and register is between 14-20 degrees. This is normal for this air conditioning unit.  
Seal broken conduit at condensing unit.

AIR HANDLER  
CONDITION:

Fair.  
Blower fan wobbles. Recommend repairing before a problem occurs.

CONDENSER:  
CONDITION:

Lower east office.  
Heat temperature 90  
Heat strips / failed to operate. Review by HVAC contractor  
The temperature difference between the intake and register is between 14-20 degrees. This is normal for this air conditioning unit

AIR HANDLER  
CONDITION:

Good.

AIR LEAKAGE:

No significant areas noted.

CONDENSER:

Upper south end offices.

CONDITION:

Heat temperature 90  
The temperature difference between the intake and register is between 14-20 degrees. This is normal for this air conditioning unit

AIR HANDLER  
CONDITION:

Good.

CONDENSER:

Upper loft.

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CONDITION: Heat temperature only 70+/- should be 90+  
Heat strips / failed to operate. Review by HVAC contractor  
The temperature difference between the intake and register is between 14-20 degrees. This is normal for this air conditioning unit

AIR HANDLER  
CONDITION: Good.

AIR LEAKAGE: Application of duct taping is needed to stop air leakage.

CONDENSER: Lower west office.

CONDITION: Heat temperature 90  
Heat strips / failed to operate. Review by HVAC contractor  
The temperature difference between the intake and register is between 14-20 degrees. This is normal for this air conditioning unit

AIR HANDLER  
CONDITION: Good.

AIR LEAKAGE: Application of duct taping is needed to stop air leakage.

CONDENSER: Lower west side.

CONDITION: Heat temperature only 81, should be 90+  
Heat strips / failed to operate. Review by HVAC contractor  
The temperature difference between the intake and register is between 14-20 degrees. This is normal for this air conditioning unit

AIR HANDLER  
CONDITION: Good.

AIR LEAKAGE: Application of duct taping is needed to stop air leakage.

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## Unit Interiors

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**CONFIDENTIAL - FOR CLIENT USE ONLY**

CONDITION DEFINITIONS:

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. Where practical, your inspector will use a moisture meter to determine the status of visible stained areas. No effort is made to move furniture or other stored items which are sometimes present and restrict viewing at interior areas. Carpeting, wall coverings, curtains, drapes and other tenant supplied items are not inspected.

GENERAL COMMENTS:



The stair handrail should be closed on the end as to not allow clothing, purses etc. to catch and become a fall hazard.

The elevator responded to normal operating controls. No further testing was done.

Coolers not inspected.

INTERIOR SPACES:

Good overall condition.

TOILETS:

Leakage at the base of a toilet is an unsanitary condition which can often damage flooring if left unrepaired. The wax seal located between the floor flange and the underside of the toilet bowl will need replacement to remedy this problem. This was noticed at all toilets. Toilet in the back room has an active leak behind it.

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www.EllisHomeInspections.com  
Call us for **CLEAR & CONCISE ADVICE**

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April 27, 2004

Client:

Inspection Address:

Buyers Agent:

Escrow Company

Please pay by this invoice  
Total Amount Due: **\$1200.**

Client is responsible for payment of this invoice whether escrow closes or not.

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We accept most major credit cards  
Thank you for your prompt payment