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Inspection Report

1015 N. 'E' St.

Pensacola, FL

Prepared for:

Leyland Andrews

2/19/2020



2215 McCutchen Place Pensacola, FL 32503
(850) 341-8591 Email SimsInspections@cox.net
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February 19, 2020

RE: 1015 N. 'E' St.
Pensacola, FL

Dear Leyland Andrews:

At your request, a visual inspection of the above referenced property was conducted on February 19, 2020. 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. For more information please read our Limitation of Liability included in this inspection report. The following is an opinion report, expressed as a result of the inspection.

IMPORTANT NOTE - PLEASE READ: This summary page is provided only as a brief overview of the Report. This page is not encompassing, and this page alone is not a substitute for the Report in its entirety. The entire Inspection Report including Limitations, must be carefully read to fully assess the findings of the Inspection.

REPORT SUMMARY

Overall, the building was constructed in a workmanlike manner, consistent with the local building trades and practices in effect at the time of construction. However, in accordance with prevailing local real estate purchase agreements - **It is recommended that any deficiencies, and the components / systems related to these deficiencies, noted anywhere in the Report, be evaluated / inspected, and addressed as needed by appropriately licensed contractors / professionals, PRIOR TO CLOSING on the contract. The following summarized list of deficiencies is not intended to represent the only items that may be addressed per contractual requirements.**

Any additional areas of uncertainty, or concern, regarding the building and/or sales contract, should be clarified through consultation with your real estate agent, or an attorney, prior to closing.

INSPECTION CONDITIONS

UTILITY SERVICES:

UTILITIES STATUS:

Electric is on. The water and gas are off at this time.

EXTERIOR - FOUNDATION - STRUCTURE

WALLS:

CONDITION:

There are several areas around the building where the siding is loose (front) and where the soffit's panels are loose and/or out of position. Have a vinyl contractor start in the front where the loose siding panel is and work their way around the building securing any loose soffit and/or trim.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

The roof shingles are at or near the end of their useful life. A licensed roofing contractor should be called for a further evaluation and make any other repairs as needed.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Metal, general conditions are OK, however the gutters need to be cleared from all leaves and debris. Continue to keep the gutters clean as part of routine maintenance.

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INSPECTOR NOTES:

The leaves and tree debris need to be cleaned off and kept off of the roof surface as much as possible.

PLUMBING

HOSE FAUCETS:

OPERATION:

The faucet handle for the hose faucet on the rear side is missing (been removed for obvious daycare reasons)?

WATER HEATER:

CONDITION:

Currently the water is off to the building so the water heater could not be seen in operation. The water heater appears to be in good working condition, no leaks noted. Ensure before closing that the water heater is working properly.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the building are in good working / serviceable condition with the following exceptions - the exterior GFCI outlet to the left of the front door has a broken weatherproof cover and a couple of switch / outlet coverplates are missing.

Furnishings / stored items prevent access and testing at some outlets and switches.

LIGHT FIXTURES:

CONDITION:

1. Several of the interior lights are not working. When light fixtures are not working it could be a bulb issue, a switch issue, or a fixture issue but you cannot be sure until all light fixtures have good working bulbs.
2. There are several light fixtures with missing bulb covers.
3. The exterior rear safety light appears broken.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

The thermostat's LED screen was not displaying anything so the HVAC system could not be operated and seen in operation.

AIR CONDITIONING:

AIR TEMPERATURE DROP:

Not determined due to it not being operated. Even if the thermostat was working, I would not have operated the units due to the exterior cover being unscrewed and open to the elements.

SYSTEM CONDITION:

The interior coil is dirty and rusting along the bottom - age typical issues.

The outdoor condensing units are oxidizing which is an indication of the units nearing the end of their normal life expectancy.

HVAC CLOSET:

CONDITION:

OK, fair condition. Due to past leaks some of the vinyl floor tile are loose.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

The front door's glass has been broken and it currently has a piece of plywood covering what is left

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of the broken glass panel. The front door does operate and lock OK.

OTHER EXTERIOR DOORS:

The south side door is stuck shut - free as needed.

WINDOWS:

CONDITION:

The accessible windows were opened and they operated normally with the following exceptions:

1. Four of the windows I could access have a spiral sash balance (which holds up the window) that is defective or has come loose.
2. Several of the windows' insulated glass have a fogged look, indicating an inner seal failure. Because minor fogging and possibly minor cracking of any glass can be difficult to detect, for various reasons, such as weather conditions, uncleanliness, and limited access, it is recommended to have all of the insulated glass windows and doors reviewed by the professional glass contractor, when on site measuring for the replacement glass. They can best prepare a detailed list of the number of fogged window & door panels which need to be replaced.
3. Multiple screens were either missing or damaged.

Make all minor hardware repairs and/or glass improvements as needed.

Note: Some windows may have been inaccessible due to the furnishings and/or stored items and were not operated.

CEILINGS:

TYPE & CONDITION:

Drywall, general conditions are fair to OK.

Water stains were noted and are dry at this time. Make inquiry with the seller as to the history of leaks.

INSPECTOR NOTES:

Make sure before closing that all of the safety egress items (lights & exit signs) are working as designed.

BATHROOMS

BATHROOMS:

VENT FANS:

The vent fans in all three of the bathrooms are not working.

TOILET CONDITION:

The toilets appear OK at this time but without any water the flush mechanism will most likely need replacing.

COMMENT:

The water was off so any bathroom item that uses water could only be looked at, as they were not seen in operation. Before closing I would recommend that the water be on and the plumbing checked for leaks and be in proper working condition.

INSPECTOR NOTES:

There are two bathrooms in the front entry and the right side one is completely inaccessible due to the stored items.

KITCHEN / APPLIANCES / LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

Just like the bathrooms, the water was off so any kitchen item that uses water could only be looked at, as they were not seen in operation.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

The cabinets and tops are in fair & serviceable condition as viewed. Cleaning of the cabinets is

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needed.

WALLS/CEILINGS/FLOORS:

The walls and closet doors in the kitchen have some mildew and what looks like mold that will need to be cleaned.

LAUNDRY:

CONDITION:

The exterior dryer vent cover is missing and needs to be replaced.

GROUNDS

LANDSCAPING:

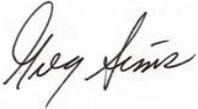
CONDITION:

Maintenance needed, the play set and toys need a thorough cleaning.

Conditions may change after this inspection, therefore conducting a thorough and complete walk-thru prior to closing is highly recommended.

Thank you for selecting our firm for your inspection needs. If you have any questions regarding the Inspection Report or the property, please feel free to call us.

Sincerely,



Greg Sims (850) 341-8591
State of Florida Certified Home Inspector #HI336
State of Florida General Contractor #RG0054877
ASHI Certified Home Inspector #244150
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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 15864.
DATE OF INSPECTION: February 19, 2020.
TIME OF INSPECTION: 8:00 AM.
CLIENT NAME: Leyland Andrews.
INSPECTION SITE: 1015 N. 'E' St.
INSPECTION SITE: Pensacola, FL.
CITY/STATE/ZIP:

CLIMATIC CONDITIONS:

WEATHER: Partly cloudy.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F: 70.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: Easterly.
ESTIMATED AGE OF THE BUILDING: 1952.
BUILDING TYPE: Office - Daycare business.
STORIES: 1

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Sewage disposal systems of any type are not inspected by Sims Inspections.
UTILITIES STATUS: **Electric is on. The water and gas are off at this time.**

OTHER INFORMATION:

BUILDING OCCUPIED: No, but some of the furniture and stored items restrict full access and viewing of the floors, walls, closets, cabinetry, etc.



PEOPLE PRESENT: Buyer for a short while.

PAYMENT INFORMATION:

TOTAL FEE: \$500.00.
PAID BY: Online payment - Thank you.

THIS IS A LEGAL AND BINDING CONTRACT BETWEEN SIMS INSPECTIONS AND CLIENT. PAYMENT FOR THESE SERVICES, AND OR, SUBSEQUENT USE OF THE INSPECTION REPORT, TO ANY DEGREE, CONSTITUTES AGREEMENT WITH, AND ACCEPTANCE OF, ALL CONDITIONS, BY THE CLIENT, EVEN IF THE CLIENT HAS NOT SIGNED THE PRE-INSPECTION AGREEMENT.

Limitation of Liability

Please Read Carefully:

All parties involved with this transaction, the Inspection, and the Report, understand and agree, that any and all liability of Sims Inspections', or it's officers', agents', or employees' for any and all errors or omissions, with

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arising out of or relating in any way to the Inspection and Report, is strictly and expressly limited to the maximum amount of the sum of all fees paid to Sims Inspections for the Inspection and Report. Client absolutely, unequivocally, and unreservedly waives and releases any claim for any additional actual, consequential or incidental damages that exceeds the amount of the sum of such fees. Client understands that Sims Inspections is relying on this Limitation of Liability in performing the Inspection and preparing the Report, and would not do so absent this Limitation of Liability

WITHIN THE SCOPE OF THIS INSPECTION/REPORT

The scope of the inspection is as follows: This is a limited, visual inspection to determine the current, general condition of the systems and components of the home, and to identify and report those items which are suffering readily observable deficiencies, or need repair or further evaluation by licensed contractors or appropriate professionals.

The inspector is not represented as a specialist in any particular area, but rather is acting as a generalist in various fields. As such, if the Client desires more information on any issue identified in the Report, the Client should contact a specialized or licensed contractor or professional in that field.

Any actions undertaken by the Client based upon any recommendations of the inspector are at the sole expense of the Client. The inspector is not responsible for the costs of repair or correction of any item.

The presented Report is a compilation of conditions discovered and readily observable at the time of the Inspection only. The inspector has not and will not undertake any destructive or invasive analysis, inspection or testing.

Any estimates expressed in the Report regarding remaining life expectancy of equipment, appliances or materials, capacity, maintenance requirements, or adequacy of components are of general opinion in nature, based on knowledge of similar components, of similar condition, and are not reasonably expected to be precise. Variations between the estimates and actual experience should be expected.

OUTSIDE THE SCOPE OF THIS INSPECTION/REPORT

This Inspection, by its nature, is not technically exhaustive, and the resulting Report should not be read to suggest that every aspect of every component was inspected, or that every conceivable deficiency was discovered. The inspector will not disassemble equipment or appliances, or perform any invasive or destructive testing or analysis.

Neither the Report, nor any part of it, should be construed as a confirmation, or denial, of any component's compliance with any governmental, non-governmental, or industry standards, codes or regulations.

The Report is not intended, or presented, as a warranty or guarantee of the present or future adequacy or performance of the homes structure, its components, its equipment, systems and appliances, or of the maintenance requirements for any item. The Report is the result of the inspectors' provision of services shall not be relied upon by the Client or anyone else as an expression or implication of merchantability or fitness for a particular use, regarding the condition of the property, and any such warranties are expressly disclaimed

Any systems, equipment, materials, components, or conditions which are covered, concealed, camouflaged, or by the sheer nature of their location are not readily accessible, or observable are excluded from consideration in this Inspection and Report. No invasive or destructive techniques are utilized, such as (but not limited to): disassembly or/dismantling of components, appliances, or equipment, invasion or opening of walls/ceilings/etc., moving of furnishings, appliances, stored items, or excavation of any kind.

Client agrees to assume all risk for any conditions which are concealed in any way or not observable or observed at the time of inspection.

THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS INSPECTION, WHETHER CONCEALED OR NOT:

- Engineering analysis of structural stability or condition
- Stucco finishes, coatings, or cladding of any surfaces (see details below)

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- Condition of detached buildings (unless otherwise specified)
- Piers, seawalls, boat houses or any type of marine construction
- Hurricane protection components or materials of any kind
- Pools or spas
- Shower pans of any type
- Generators or generator components of any type
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Private water or sewage systems, including septic tanks
- Underground piping systems of any kind
- Air quality, water quality, mold, asbestos, radon, formaldehyde, lead, electromagnetic radiation, or any environmental hazard.
- Security systems, or personal property
- Termites, wood rot, fungus, pests, or other wood destroying organisms
- Water Source heat pumps, Furnace heat exchangers, and floor furnaces of any type
- Refrigerator ice & water features of any kind
- Recreational facilities
- Water softener or water purifier systems
- Radio-controlled devices, automatic gates, elevators, lifts, thermostatic or time clock controls
- Geological stability or soil conditions
- Retaining walls of any material or type
- Building codes/zoning ordinance violations
- Window treatments of any kind

An Inspection and Report without this LIMITATION of LIABILITY, which could include the review by appropriate specialists such as but not limited to: Roof, Heating & Air Conditioning, Plumbing, Electrical, Foundation, Fireplace, Pool, Structural Engineer, etc., is available. If this type inspection is desired, Client must contact Sims Inspections for details. The cost of any such inspection will be substantially higher than that of a standard inspection.

Fireplaces & Wood Stoves:

As with any fireplace or wood stove, when making a fire for the first time start with a very small fire to see how well it drafts. If there are any doubts as to the flue condition or the draft a chimney inspection company should be contacted to review all of the fireplace components. Cleaning and inspection on a regular basis is recommended for all fireplaces in order to monitor and address as needed any possible development of cracks/defects.

Condominiums and Townhouses typically are not inspected for deficiencies such as structural, exterior, grounds, roof (or items on the roof) unless otherwise specified and specifically included in the Report.

Stucco: Our policy is to recommend a thorough inspection of all types of stucco clad surfaces by a certified Stucco Inspection contractor, which we are not. As a courtesy to our clients, without assuming any liability, and upon their request, we will report our findings from a "visual only" inspection. Our findings are not a substitute for a valid stucco inspection.

Shower Pans: We conduct a visual and non-invasive inspection of the readily accessible portions of the shower stall. Therefore, it is a limited inspection and may not note any hidden defects which were not visually observable. Flood testing of any shower pan type is not included as part of this inspection.

Sims Inspections does not perform mold testing, assessments, or evaluations. We present no opinion of, and exclude from our inspections, reports and responsibility, any and all issues of microbiological health risks of any kind or form, including but not limited to, mold, fungus, and mildew.

Providing a meaningful assessment of indoor air quality with regards to potential health risks requires an extended survey period of time with sophisticated instrumentation that typically a home inspector cannot (and we do not) provide, even when utilizing the services of an independent lab for analysis of air samples or spores collected.

Sims Inspections certify that we as a company, and our inspectors as individuals, have no interest or connection, financially or otherwise, present or contemplated, with any transactions concerning this property, nor with any professionals or trades-people that may be involved.

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Limitation on Reliance: Sims Inspections has performed this inspection solely and exclusively for the Client and no one else. This Report does not transfer to anyone else, and cannot be relied upon by anyone other than the Client. In addition, because the conditions of any property may change over time, and may change based upon things that are not readily observable. In other words the Report only reflects a "snapshot" in time of the day of the Inspection.

Dispute Resolution: Any disagreement or dispute arising out of or relating to this Inspection or Report, unless a mutual settlement agreement is reached by all parties, shall be decided by the following procedures. First, either party will send written notice of the dispute to the other party specifying the nature of the dispute. Second, the parties will meet, in person, in a good faith attempt to resolve such dispute. If the parties are unable to resolve such dispute by such meeting, then they shall mediate the dispute before a mediator agreed to by the parties. Should the parties be unable to agree to a mediator, a mediator may be appointed by any circuit court judge upon request of either party. Such mediator shall be certified by the Florida Supreme Court and the mediation shall proceed under the statutes and rules governing mediation in Florida. Should the parties be unable to resolve the dispute through mediation, then the matter shall be submitted for decision through litigation to a judge of the circuit or county court of the county in which the property is located. EACH PARTY HEREBY WAIVES THEIR RIGHT TO HAVE ANY MATTER OR DISPUTE ARISING OUT OF OR RELATING TO THIS CONTRACT TRIED TO A JURY. RATHER, THE PARTIES AGREE THAT ALL SUCH DISPUTES SHALL BE TRIED ONLY TO THE COURT IN A NON-JURY FINAL HEARING.

Client agrees to allow Sims Inspections or its agents to review the conditions of any claim, item, or matter in dispute prior to disturbing the conditions and before any repairs or alterations are made to anything which may be viewed as evidence relating to the complaint, otherwise the right to make said claim is waived.

Attorneys Fees: In the event of any dispute regarding the enforceability or validity of the Limitation of Liability contained in this Agreement, the prevailing party in such dispute shall recover its reasonable attorneys fees and costs from the non-prevailing party, whether incurred in litigation, arbitration, mediation, or on appeal.

Payment: Client accepts full responsibility for all fees due, as compensation to Sims Inspections, for services rendered and also any other expenses that may arise, should a collection process become necessary. This responsibility remains valid under any circumstances and whether or not the sales transaction is completed through closing.

EXTERIOR - FOUNDATION - STRUCTURE

Conditions, of any areas that are not readily viewable or accessible due to the wall finish materials, height, construction design, stored items, vegetation, grade level, or any other factors, are not determined and not within the scope of this inspection. Minor cracks in masonry foundations are not unusual and typically most do not represent a structural concern. Complete evaluation by a structural engineer is recommended when major cracking or possibly bowing is observed. Concrete slab floors typically experience some cracking due to shrinkage during the drying process. Generally, in other than extreme cases, these are not considered a structural problem. In most instances floor coverings prevent detection of cracks or settlement in all but the most severe cases. All flooring conditions that are concealed by floor coverings, furnishings/stored items, construction design, inaccessibility, or otherwise not readily viewable, are not determined and excluded for this inspection.

STRUCTURE:

TYPE OF CONSTRUCTION: Concrete slab with wood frame.
CONDITION: No readily visible problems were observed, the slab is not visible due to the floor covering - i.e. carpet & vinyl.

WALLS:

MATERIAL: Vinyl siding with vinyl soffit and trim.



CONDITION:

There are several areas around the building where the siding is loose (front) and where the soffit's panels are loose and/or out of position. Have a vinyl contractor start in the front where the loose siding panel is and work their way around the building securing any loose soffit and/or trim.



FRAMING MEMBER SIZING: The framing is 2" x 4" and 2" X 6" wood members.

TRIM:

CONDITION: Some of the wood door trim needs paint maintenance - cosmetic issue.

INSPECTOR NOTES:

Always refer to the WDO (wood destroying organism) report issued by the Pest Inspection Company for the complete list of locations, if any, of all of the wood rot and/or termite damage. We recommend that any wood repair work not begin before their list is issued.

ROOF SYSTEM

The absolute water-tightness of a roof system can only be determined by observing it during a period of prolonged rainfall and differing weather and wind conditions. These conditions are rarely, if ever, present during the inspection, and if they are, there are almost always some areas of the roof that will not be observable, due to factors such as, but not limited to: construction/ framing design, ductwork, insulation, low headroom, etc. Therefore this report should not be construed as a warranty, or an absolute opinion, of the complete water-tightness of the roof system. We will, however, endeavor to report observable evidence of roof leaks or problems. **It is also important to talk to the homeowner about any ceiling stains and leak activity whether past or present. A homeowner is obligated by the seller's disclosure paperwork to truthfully report on any roof leak issues since they have owned the home. Make sure you have reviewed the seller's disclosure statement in its entirety.**

ATTIC AND INSULATION:

ATTIC ACCESS LOCATION: Kitchen ceiling.



ACCESSIBILITY AND
CONDITION:

The attic is somewhat accessible, ventilation is provided, and its visible general conditions are OK.

Note: Complete viewing of this or any attic is not possible due to the framing design, low headroom, ductwork, insulation, wiring, etc.

INSULATION TYPE AND
CONDITION:

Fiberglass batts.



DEPTH AND R-FACTOR:

6 +/- inches = R-19 +/- . **The current insulation is compacted and the true R-factor at this point in time may be less than that originally installed. Installation of additional insulation is recommended.**

Note - the front office and entry area have about 10 +/- inches so it does not need any or much insulation there.

ROOF:

STYLE:

Combination gable and hip.

TYPE:

Composition shingles.



ROOF DECKING:

The visible roof decking is made of butted one inch nominal boards.

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ROOF FRAMING:

Site built framing using 2 X 4 and/or larger material.



SLOPE:

Medium.

ROOF ACCESS:

I walked on the roof.

ROOF COVERING STATUS:

The roof shingles are at or near the end of their useful life. A licensed roofing contractor should be called for a further evaluation and make any other repairs as needed.



shingle wear

ESTIMATED LIFE EXPECTANCY OF ROOF:

The roof covering material has an **estimated** remaining life expectancy of 1 to 3 +/- years, assuming proper maintenance is completed as needed.

NOTE: The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damages.

EXPOSED FLASHINGS:

TYPE:

Metal - OK.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Metal, general conditions are OK, however the gutters need to be cleared from all leaves and debris. Continue to keep the gutters clean as part of routine maintenance.



INSPECTOR NOTES:

The leaves and tree debris need to be cleaned off and kept off of the roof surface as much as possible.



PLUMBING

The only elements of the plumbing system that are considered to be included in this inspection report are the piping and plumbing components that are visible and readily accessible without the need for any invasive techniques of any kind, such as dismantling/disassembly of any component of the property. Excluded from consideration in this inspection, with respect to functionality, leakage, or corrosion, are all underground plumbing systems and any components related to, but not limited to: water supply, waste, or sprinkler systems.

MAIN LINE:

SHUTOFF / CONDITION:

The water meter is located in the side yard, no visible problems were observed, but the water service was not on.



backflow preventer valve under box

SUPPLY LINES:

MATERIAL:

Copper.



CONDITION:

No signs of visible leaks noted, (most of the piping is hidden in the walls & floor). The water was not on but the pipes did appear to be in good condition.

WASTE LINES:

MATERIAL:

PVC.



CONDITION:

No visible leakage noted, (not all piping is visible).

HOSE FAUCETS:

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OPERATION:

The faucet handle for the hose faucet on the rear side is missing (been removed for obvious daycare reasons)?



WATER HEATER:

TYPE:

Electric.

SIZE:

40 Gallons.



AGE:

The water heater was manufactured in 2008 (approximate age is taken from the unit's data plate when possible).

LOCATION:

Laundry room.

CONDITION:

Currently the water is off to the building so the water heater could not be seen in operation. The water heater appears to be in good working condition, no leaks noted. Ensure before closing that the water heater is working properly.

FUEL SYSTEM:

GAS METER LOCATION:

The gas meter is located at the exterior, north side.



INSPECTOR NOTES:

There is a small electric tankless water heater for the entry way bathrooms.



ELECTRICAL SYSTEM

Please be aware that it is getting difficult to obtain homeowner's insurance in the State of Florida if your home has aluminum branch wiring. That is the branch wiring for the outlets, switches, and lights. Sims Inspections recommends that any home with aluminum wiring be checked completely by a licensed electrical contractor before purchase is completed. It is also recommended that aluminum wiring be periodically inspected and receive any needed maintenance or corrections by a licensed electrical contractor. The operation or verification, of any timing devices, such as time clock motors, is not included in this inspection. Inoperative light fixtures often are suffering from missing or dead bulbs. Light bulbs are not changed or installed during the inspection

SERVICE:

TYPE: Overhead / 110/220 Volt with circuit breakers.



MAIN PANEL POWER SIZE: 200 amp +/- . The ampacity of the main service panel is adequate for the structure as it is presently being used. A 200 amp service disconnect circuit breaker was present at the service panel.

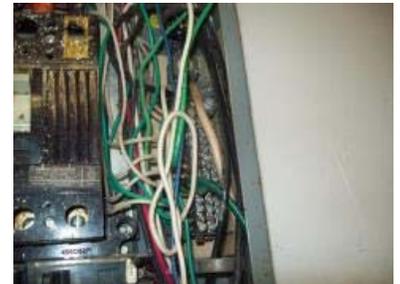


GROUNDING:

Main Service Ground Verified: The main service ground wire was located in the main panel.

CONDUCTORS:

BRANCH WIRING TYPES: Romex - Copper at all 110 volt items.



ELECTRICAL PANELS:

MAIN PANEL LOCATION: Exterior of the building, west side.

SUB PANEL #1 LOCATION: Laundry room.

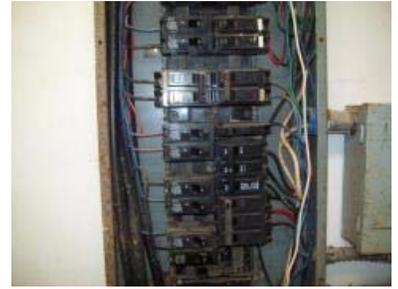


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SUB PANEL NOTES:

The interior circuit breakers and wire sizing are correct so far as visible.



SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the building are in good working / serviceable condition with the following exceptions - the exterior GFCI outlet to the left of the front door has a broken weatherproof cover and a couple of switch / outlet coverplates are missing. Furnishings / stored items prevent access and testing at some outlets and switches.



LIGHT FIXTURES:

CONDITION:

- 1. Several of the interior lights are not working. When light fixtures are not working it could be a bulb issue, a switch issue, or a fixture issue but you cannot be sure until all light fixtures have good working bulbs.**
- 2. There are several light fixtures with missing bulb covers.**
- 3. The exterior rear safety light appears broken.**



HEATING - AIR CONDITIONING

No liability for air quality is assumed by this company, its employees, or agents.

No invasive techniques, like the dismantling of any system or component, such as would be needed for inspection of furnace heat exchangers, are not practiced during this inspection. The inspector does not light any pilot lights. The inspector does not test any safety devices.

NOTE: Air conditioning systems are not tested when the outside temperature is below 60 degrees (F), and the heating modes of heat pumps are not tested when the temperature is above 75 degrees (F), as testing in these conditions can harm the units.

Thermostats are not tested for calibration or timing functions. Testing of electronic air cleaners, humidifiers and de-humidifiers are not part of this inspection. No pressure testing of any component, of any refrigerant systems, is performed. Therefore, no representation is made as to the state of the refrigerant charge, or system integrity, with regards to leakage. Subjective judgments, as to the acceptability of a system's capacity, adequacy, efficiency, balance, air flow or distribution, or register location are beyond the scope of this inspection. Routine servicing and maintenance of the HVAC system is recommended on a semi-annual basis.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Closet.



SYSTEM TYPE: Forced Air.

FUEL TYPE AND NOTES: Electric.

CAPACITY OF UNIT: 6 ton - approximately.

APPROXIMATE AGE: The inside heating system can last 15-25 years with normal maintenance and this unit was built in 1998 (approximate age is taken from unit's data plate when possible).

HEATING SYSTEM CONDITION:

PRIMARY UNIT: **The thermostat's LED screen was not displaying anything so the HVAC system could not be operated and seen in operation.**

BLOWER FAN: Functioning OK at this time (I was able to get the blower fan to come on).

AIR PLENUM: No visible leaks were noted.

AIR FILTERS: OK, suggest the continued use of a quality type filter.



AIR CONDITIONING:

TYPE: Central electric.

POWER SOURCE: 220 Volt, electrical disconnect present.

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MAKE/MODEL/SERIAL:

There are two - Goodman / G036 / 1999 units combined.



EXTERIOR
COMPRESSOR/CONDENSER
AGE & INTERIOR COIL/AIR
HANDLER AGE:

Exterior and interior units were built in 1999. Manufacturing ages are taken from the unit's data plate when possible. The exterior unit typically lasts 12-15 +/- years with proper maintenance.

AIR CONDITIONER AGE: Air conditioning systems of this type have expected service lives of 12 to 15 +/- years. Any component of a central heating and cooling system which is over 12 years of age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. **Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. These units are 21 years old and could fail at any time.**

CAPACITY OF UNIT:

6 ton (approx. size (tonnage) taken from the unit's data plate).

A/C SIZING: The general rule of thumb for proper sizing of central air conditioner systems is that each ton of air conditioning will service between 600 to 800 square feet of living area, given proper operation. The above listed tonnage figure multiplied times each of these numbers should give you a range into which the actual square footage of the building should fall. Unit capacity requirements will vary according to other factors such as building age & type, windows, insulation, etc. **Any concerns of yours about the HVAC system's efficiency, air distribution, or register locations should be reviewed by an HVAC contractor.**

AIR TEMPERATURE DROP:

Not determined due to it not being operated. Even if the thermostat was working, I would not have operated the units due to the exterior cover being unscrewed and open to the elements.



SYSTEM CONDITION:

The interior coil is dirty and rusting along the bottom - age typical issues. The outdoor condensing units are oxidizing which is an indication of the units nearing the end of their normal life expectancy.

CONDENSATE DRAIN LINE:

A condensate drain line is installed and is presently draining to the exterior. Suggest adding (and using) an easy access clean out port for the condensate drain line to prevent water damage from occurring inside the building. When this has been installed, it enables you to remove the cap and pour a small amount of bleach into the line. The bleach's purpose is to keep the condensate drain line clean and free of sludge. **It is common practice in this area to pour 1/4 cup of bleach down the pipe every other month or 1 cup at the beginning and 1 cup at the end of the cooling season.**

As an additional upgrade, to help prevent possible condensate drain line problems, it would be beneficial to add a float shut off switch to your condensate drain line. Contact a licensed HVAC contractor for the different shut off options available.

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NORMAL CONTROLS:

The thermostat has a LED readout screen that is not displaying any information - mentioned earlier.



HVAC CLOSET:

CONDITION:

OK, fair condition. Due to past leaks some of the vinyl floor tile are loose.



DUCTWORK:

TYPE:

Fiberglass ductboard with flexible ducts.



DUCTS/AIR SUPPLY:

OK - no air leaks were noted, where viewable.

INTERIOR

Some conditions of walls and ceilings, both surface and inner, cannot be determined due to wall/ceiling finishing materials, furnishings, stored items, or any other means of concealment. Areas of normal wear and tear or cosmetic defects are typically not included in the report. Damage/stains to floor covering materials are often concealed by furnishings or stored items and beyond the scope of this inspection. Conditions beneath any floor covering are not determined. Accurately determining the condition of some insulated glass windows/doors can be, and sometimes is, not possible due to such factors as very minor fogging conditions, temperature effects, weather conditions, lighting, lack of cleanliness and inaccessibility because of furnishings/stored items/location. If the possibility of even very minor fogging of insulated glass is a concern, then a complete review of all insulated glass by a professional glass contractor is recommended. **As with any fireplace or stove, when making a fire for the first time start with a very small fire to see how well it drafts. If there are any doubts as to the flue condition or the draft a chimney inspection company should be contacted to review all of the fireplace components. Cleaning and inspection on a regular basis is recommended for all fireplaces in order to monitor and address as needed any possible development of cracks/defects.** Smoke alarms are recommended to be installed within 15 feet of all bedroom doors, and should be tested regularly. Drapes, blinds, and/or window treatments of any kind are not inspected.

DOORS:

MAIN ENTRY DOOR:

The front door's glass has been broken and it currently has a piece of plywood covering what is left of the broken glass panel. The front door does operate and lock OK.



OTHER EXTERIOR DOORS:

The south side door is stuck shut - free as needed. The other front door and rear door operate and lock OK.



stuck shut

INTERIOR DOORS:

Most interior doors operate OK, however some may need minor adjustments to operate more smoothly (typical of older buildings).

WINDOWS:

WINDOW TYPE:

Vinyl - Insulated.

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CONDITION:

The accessible windows were opened and they operated normally with the following exceptions:

1. Four of the windows I could access have a spiral sash balance (which holds up the window) that is defective or has come loose.
2. Several of the windows' insulated glass have a fogged look, indicating an inner seal failure. Because minor fogging and possibly minor cracking of any glass can be difficult to detect, for various reasons, such as weather conditions, uncleanliness, and limited access, it is recommended to have all of the insulated glass windows and doors reviewed by the professional glass contractor, when on site measuring for the replacement glass. They can best prepare a detailed list of the number of fogged window & door panels which need to be replaced.
3. Multiple screens were either missing or damaged.

Make all minor hardware repairs and/or glass improvements as needed.

Note: Some windows may have been inaccessible due to the furnishings and/or stored items and were not operated.



INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, general conditions are fair to OK.

CEILINGS:

TYPE & CONDITION: Drywall, general conditions are fair to OK. Water stains were noted and are dry at this time. Make inquiry with the seller as to the history of leaks.



FLOORS:

TYPE & CONDITION: Carpet & vinyl tile, general conditions are fair to OK (carpet could use some cleaning).



STAIRS & HANDRAILS:

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CONDITION: The ramp's handrails are tight and secure.



SMOKE / FIRE DETECTOR:

CONDITION: Noted, but not tested, appears to be tied into the security system.



INSPECTOR NOTES:

Make sure before closing that all of the safety egress items (lights & exit signs) are working as designed.



BATHROOMS

Often the full viewing of cabinets/vanities is limited due to stored items, and sometimes assembly design; therefore, only those areas that are readily accessible and viewable, without moving stored items, are taken into consideration and included in the inspection report. Only the surfaces of shower pans are reviewed for possible visual defects that may indicate possible leakage. Determining the full integrity of shower pans, and tub/shower surrounds, requires testing which is beyond the scope of this inspection. The proper application and continued maintenance of all sealants, such as grout or caulking, in wet areas is very important, as even minor imperfections can allow water to enter wall/floor systems and cause damage.

BATHROOM(S):

FLOOR: OK condition.
OUTLETS: The GFCI outlet in the entry bathroom is working.

VENT FANS: **The vent fans in all three of the bathrooms are not working.**

SINK & DRAIN FIXTURE: Wall mounted - OK condition.

FAUCET & SUPPLY LINES: From what is visible the faucet and supply lines are satisfactory.



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TOILET CONDITION:

The toilets appear OK at this time but without any water the flush mechanism will most likely need replacing.



COMMENT:

The water was off so any bathroom item that uses water could only be looked at, as they were not seen in operation. Before closing I would recommend that the water be on and the plumbing checked for leaks and be in proper working condition.

INSPECTOR NOTES:

There are two bathrooms in the front entry and the right side one is completely inaccessible due to the stored items.



KITCHEN / APPLIANCES / LAUNDRY

Evaluation of accessory appliances, such as, but not limited to, freezers, free standing ice makers, etc. are not included in this inspection. Some functions of appliances, such as cleaning operation, various cooking cycles, thermostat calibration/operation, timing devices, clocks, etc. are not tested during this inspection. Appliances are tested for functionality only, such as, for example a dishwasher's general operation and not its cleaning efficiency. Appliances are not moved or adjusted during this inspection. Additionally, the refrigerator's water features (ice & water) are not inspected due to their unpredictable nature. Inquire with the seller on their operational status.

Laundry appliances are not tested or moved during this inspection and the condition of the walls or flooring hidden by them cannot be judged. Drain lines are not tested and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

KITCHEN SINK:

TYPE AND CONDITION: **Just like the bathrooms, the water was off so any kitchen item that uses water could only be looked at, as they were not seen in operation.**

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: **Gas range - no gas service at this time but the range and oven are rusty but appear to be OK. Check before closing that all burners and the oven and broiler are operating correctly.**



VENTILATION:

TYPE AND CONDITION: The vent fan is operational with external ventilation.



REFRIGERATOR:

TYPE AND CONDITION: None noted.

DISHWASHER:

CONDITION: No dishwasher is installed.

GARBAGE DISPOSAL:

CONDITION: No disposal is installed.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: **The cabinets and tops are in fair & serviceable condition as viewed. Cleaning of the cabinets is needed.**



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WALLS/CEILINGS/FLOORS: **The walls and closet doors in the kitchen have some mildew and what looks like mold that will need to be cleaned.**



WINDOWS/DOORS: Two sink windows operate OK, one has a broken sash balance - mentioned earlier.

LAUNDRY:

CONDITION: **The exterior dryer vent cover is missing and needs to be replaced.**



GROUNDS

Determination of site stability or any geological conditions is beyond the scope of this inspection and should be addressed by a soils engineer or geologist if this information is desired. In this report, any reference to grade generally speaks to its relationship to the immediate areas of the exposed walls or foundation, and is an opinion only, in reference to other known similar conditions, and does not attempt to determine the drainage performance for the overall site. This inspection is a visual review only and does not address any underground systems such as sewer/septic, water/piping, or cables. Knowledge of any prior structural or foundation concerns or repairs should be readily disclosed by the sellers and we strongly encourage that you request any information they have or of which they have knowledge regarding these items.

DRIVEWAY:

TYPE: Asphalt.



CONDITION: Fair to good condition, some minor erosion to the asphalt was noted.

SIDEWALKS:

TYPE: Concrete.
CONDITION: OK.

LANDSCAPING:

CONDITION: **Maintenance needed, the play set and toys need a thorough cleaning.**



GRADING:

SITE: Gentle slope, rear to front, water should always be directed away from the building.

FENCES & GATES:

TYPE: Chain link.



CONDITION: From what is viewable the fencing and gates are OK, in good and serviceable condition.



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Residential Commercial 4 Point Insurance Wind Mitigation

INVOICE

February 19, 2020

Client:

Leyland Andrews

Inspection Address:

**1015 N. 'E' St.
Pensacola, FL**

Total Amount Paid: \$500.00

We greatly appreciate your business

**2215 McCutchen Place Pensacola, FL 32503
(850) 341-8591 Email SimsInspections@cox.net
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