



Inspection Report

Jacksonville FL Strip Mall Building

Property Address:

Strip Mall Inspection

Jacksonville FL 32202



South East Building Consultants

Ray Thoroman

Serviing Jacksonville FL and all of the South East States

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General Summary

Invoice

Date: 6/26/2008	Time: 9:45:00 AM	Report ID: 6262008
Property: Strip Mall Inspection Jacksonville FL 32202	Customer: Jacksonville FL Strip Mall Building	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of building:

Under 10 Years

Client Is Present:

Yes

Radon Test:

No

Water Test:

No

Mold Test:

No

Weather:

Clear

Temperature:

Over 75

1. Roofing, Roof Structure, Chimneys, and Attic

Items

1.0 ROOF COVERINGS

Repair or Replace

(1) Recommend remove all debris from roof.



1.0 Item 1(Picture)



(2) Standing water noted at roof mostly at left rear corner of building. Leaking and further damage may occur. Recommend repair by qualified roof contractor.




1.0 Item 2(Picture)



(3) Roof covering type for building appeared to be TPO covering. Some small humps or raised sections were noted and may need repair (recommend further evaluation of these areas when roof contractor makes other known defective repairs). Recommend regular evaluation of roof covering by a qualified roof contractor.



1.0 Item 3(Picture)


-  (4) Rear building roof service ladder was locked. Recommend obtaining key.



1.0 Item 4(Picture)

1.1 ROOF FLASHINGS

Repair or Replace

-  Recommend sealing all transitions at roof such as where metal cap meets stucco cladding and where metal cap meets roof covering. Leaking may occur. Recommend repair by qualified roof contractor.



1.1 Item 1(Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

1.3 ROOF VENTILATION

Inspected

1.4 ROOF DRAINAGE SYSTEMS

Inspected

1.5 ROOF STRUCTURE AND ATTIC (report leak signs or condensation)

Inspected

1.6 FIREWALL SEPARATION BETWEEN UNITS IN ATTIC

Inspected

1.7 ATTIC INSULATION

Not Present

1.8 VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)

Not Present

1.9 VISIBLE ELECTRIC WIRING IN ATTIC

Not Present

No Attic. Some defective wiring noted above suspended ceiling. Please see electrical section of report for repair comments.

Styles & Materials

Viewed roof covering from:

Ladder
Walked roof

Roof-Type:

Flat

Roof Covering:

Roll/Selvage

Chimney (exterior):

None

Sky Light(s):

None

Roof Ventilation:

None found

Method used to observe attic:

Open attic

Roof Structure:

Steel trusses
Not visible

Ceiling Structure:

Not visible

Attic info:

No Attic

Attic Insulation:

None

2. Exterior

Items

2.0 WALL CLADDING FLASHING AND TRIM

Inspected

2.1 DOORS (Exterior)

Inspected

2.2 WINDOWS

Inspected

2.3 FOUNDATION WALLS AND MORTAR JOINTS

Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PARKING LOTS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected

2.6 EAVES, SOFFITS AND FASCIAS

Not Present

2.7 PLUMBING WATER FAUCETS (hose bibs)

Inspected

2.8 POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

Styles & Materials

Siding Style:

Cement stucco
Block and mortar

Siding Material:

Stucco
Block

Exterior Entry Doors:

Steel
Insulated glass

Appurtenance:

Sidewalk
Patio

Driveway:

Asphalt
Street Parking
Parking lot

3. Structural Components

Items

- 3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**
Inspected
- 3.1 WALLS (Structural)**
Inspected
- 3.2 COLUMNS OR PIERS**
Inspected
- 3.3 FLOORS (Structural)**
Inspected
- 3.4 CEILINGS (structural)**
Inspected
- 3.5 INSULATION UNDER FLOOR SYSTEM AND EXTERIOR WALLS**
Not Inspected, Not Present
 Or not visible.
- 3.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**
Not Inspected, Not Present
- 3.7 VENTILATION OF FOUNDATION AREAS (crawlspce or basement)**
Not Inspected, Not Present

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspce: No crawlspce	Floor Structure: Slab Not visible
Wall Structure: Not Visible	Columns or Piers: Not Visible	Floor System Insulation: NONE

4. Plumbing System for Building

Items

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

- 🏠 (1) Several drain waste lines for sinks did not have visible P-Traps. Recommend repair by licensed plumber.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

- 🏠 (2) Plumbing vent piping was capped off at rear roof of building. Recommend repair by licensed plumber.



4.0 Item 3(Picture)

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace




Bottom element cover for electric water heater was not properly secured. I noted plumbing water piping for hot and cold was reversed at faucets. Cold water produced luke warm temperatures. Recommend further evaluation and repair by licensed plumber.



4.1 Item 1(Picture)

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace


-  Bottom element cover for electric water heater was not properly secured. I noted plumbing water piping for hot and cold was reversed at faucets. Cold water produced luke warm temperatures. Recommend further evaluation and repair by licensed plumber.



4.2 Item 1(Picture)

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Repair or Replace

-  I could not locate the main shut-off for water? Please ask the current owners for the location. Recommend making main water shut-off valve readily accessible.

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Not Inspected

Gas was not turned onto building at time of inspection. I could not test any gas operated appliances for proper operation.



4.4 Item 1(Picture)

4.5 MAIN FUEL SHUT OFF (Describe Location)

Inspected

Main gas valve is located rear of building and labeled unit A.

4.6 SUMP PUMP

Not Present

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into building):
Not visible

Plumbing Water Distribution (inside building):
Copper

Plumbing Waste:
PVC

Plumbing Venting:
PVC

Water Heater Power Source:
Electric

Water Heater Capacity:
80 Gallon (plenty)

Water heater Manufacturer:
BRADFORD-WHITE

Water Heater Age:
2006

5. Offices / Suites (duplicate using the Components bar)

Items

5.0 CEILINGS

Inspected

5.1 WALLS

Inspected

5.2 FLOORS

Inspected

5.3 DOORS (REPRESENTATIVE NUMBER)

Inspected

5.4 WINDOWS (REPRESENTATIVE NUMBER)

Inspected

5.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

5.6 OUTLETS AND WALL SWITCHES

Inspected

5.7 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Not Present

5.8 SMOKE DETECTORS

Inspected

Styles & Materials

Ceiling Materials:Suspended ceiling panels
Unfinished**Wall Material:**

Sheetrock

Floor Covering(s):

VCT Tile

Interior Doors:

Wood

Window Types:

Store Front

6. Rest Rooms / Other (duplicate using the Components bar)

Items

6.0 CEILINGS

Inspected

6.1 WALLS

Inspected

6.2 FLOORS

Inspected

6.3 DOORS (REPRESENTATIVE NUMBER)

Inspected

6.4 WINDOWS (REPRESENTATIVE NUMBER)

Inspected

6.5 PLUMBING SUPPLY, FIXTURES

Inspected

6.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

6.7 OUTLETS AND WALL SWITCHES

Inspected

6.8 VENTING SYSTEMS

Inspected

Styles & Materials

Ceiling Materials:

Suspended ceiling panels

Wall Material:

Sheetrock

Floor Covering(s):Tile
Vinyl**Bath Exhaust Fans:**

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

7. Electrical System for Building

Items

7.0 SERVICE ENTRANCE CONDUCTORS

Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

Key for electrical access panel (dead cover) was noted inside. Recommend putting key in accessible place if you lock the panel cover.



7.1 Item 1(Picture)

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected


7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

-  (1) Rear private restroom switch plate is damaged. Recommend repair by licensed electrical.




7.3 Item 1(Picture)

-  (2) Exposed electrical wiring noted in several areas above suspended ceiling inside building. Electrical wiring was also not properly secured. This is a safety issue. Recommend repair by licensed electrical.



7.3 Item 2(Picture)

-  (3) Electrical extension cord was plugged into unit B HVAC system on roof. This extension cord is hanging unplugged at the front of your building. Recommend remove extension cord.



7.3 Item 3(Picture)

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED

STRUCTURE

Inspected

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

The main panel box is located in kitchen area inside. However, the main disconnect (shut-off) is outside at meter base panel (Your unit A for your information).

I was not able to open the main disconnect cover (painted shut) recommend making main disconnect accessible.



7.6 Item 1(Picture)

7.7 SMOKE DETECTORS

Inspected

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
208 volts

Panel capacity:

400 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex
NM Cable

8. Heating / Cooling

Items

8.0 HEATING EQUIPMENT

Not Inspected

Gas was not turned onto building at time of inspection. I could not test for proper operation. Recommend turning gas on and having a licensed HVAC contractor further evaluated the unit.

8.1 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Not Inspected

8.2 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

- Condensation piping for HVAC unit drains directly onto roof. Recommend extend piping to side of building. Further damage may occur. Recommend repair by licensed HVAC contractor.



8.2 Item 1(Picture)

8.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Not Present

HVAC piping sealed off rear building.

8.4 NORMAL OPERATING CONTROLS

Inspected

8.5 AUTOMATIC SAFETY CONTROLS

Inspected

8.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

- HVAC duct piping was not properly connected to register vents (partially closed off). Energy loss is occurring and condensation may cause damage. Recommend repair by licensed HVAC contractor.



8.6 Item 1(Picture)

8.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

Flue piping was installed for a gas water heater, however an electrical water heater is currently being used. Some water stains/leaking was noted. Recommend removing or properly sealing off flue pipe by qualified contractor.



8.7 Item 1(Picture)

8.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Not Present

8.9 GAS/LP FIRELOGS AND FIREPLACES

Not Present

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Natural gas

**Number of Heat Systems
(excluding wood):**

One

Heat System Brand:

LENNOX

Heating System Age:

2003

Ductwork:Insulated
and
Non-insulated**Filter Type:**

N/A

Filter Size:

N/A

Types of Fireplaces:

None

Operable Fireplaces:

None

Number of Woodstoves:

None

Cooling Equipment Type:

Air conditioner unit

Cooling System Age:

2003

**Cooling Equipment Energy
Source:**

Electricity

Central Air Manufacturer:

LENNOX

Number of AC Only**Units:**

One

9. Life-Safety

Items

9.0 3 ft Clear Space around Fire Hydrants

Inspected

9.1 Portable Extinguishers readily available and present

Inspected

9.2 Presence of sprinkler systems


Inspected

9.3 Presence of emergency lighting systems

Inspected

9.4 Presence of sign over lockable exit doors " This door must remained unlocked during business hours"

Not Present

 Recommend repair.

9.5 Exterior exits

Inspected

9.6 Exit signs at all exits have separate power source such as batteries

Inspected

9.7 Presence of at least two exits to exterior

Inspected

9.8 Inspect for fire separation doors that do not automatically shut

Inspected

General Summary



South East Building Consultants

Serviing Jacksonville FL and all of the South East States

Customer

Jacksonville FL Strip Mall Building

Address




Strip Mall Inspection
Jacksonville FL 32202

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing, Roof Structure, Chimneys, and Attic


1.0 ROOF COVERINGS

Repair or Replace

-  (2) Standing water noted at roof mostly at left rear corner of building. Leaking and further damage may occur. Recommend repair by qualified roof contractor.
-  (3) Roof covering type for building appeared to be TPO covering. Some small humps or raised sections were noted and may need repair (recommend further evaluation of these areas when roof contractor makes other know defective repairs). Recommend regular evaluation of roof covering by a qualified roof contractor.
-  (4) Rear building roof service ladder was locked. Recommend obtaining key.

1.1 ROOF FLASHINGS

Repair or Replace



-  Recommend sealing all transitions at roof such as where metal cap meets stucco cladding and where metal cap meets roof covering. Leaking may occur. Recommend repair by qualified roof contractor.

4. Plumbing System for Building

4. Plumbing System for Building


4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

-  (1) Several drain waste lines for sinks did not have visible P-Traps. Recommend repair by licensed plumber.
-  (2) Plumbing vent piping was capped off at rear roof of building. Recommend repair by licensed plumber.


4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

-  Bottom element cover for electric water heater was not properly secured. I noted plumbing water piping for hot and cold was reversed at faucets. Cold water produced luke warm temperatures. Recommend further evaluation and repair by licensed plumber.


4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

-  Bottom element cover for electric water heater was not properly secured. I noted plumbing water piping for hot and cold was reversed at faucets. Cold water produced luke warm temperatures. Recommend further evaluation and repair by licensed plumber.

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)




Repair or Replace

-  I could not locate the main shut-off for water? Please ask the current owners for the location. Recommend making main water shut-off valve readily accessible.

7. Electrical System for Building

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

-  (1) Rear private restroom switch plate is damaged. Recommend repair by licensed electrical.
-  (2) Exposed electrical wiring noted in several areas above suspended ceiling inside building. Electrical wiring was also not properly secured. This is a safety issue. Recommend repair by licensed electrical.
-  (3) Electrical extension cord was plugged into unit B HVAC system on roof. This extension cord is hanging unplugged at the front of your building. Recommend remove extension cord.

8. Heating / Cooling

8.2 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

-  Condensation piping for HVAC unit drains directly onto roof. Recommend extend piping to side of building. Further damage may occur. Recommend repair by licensed HVAC contractor.

8.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace



8. Heating / Cooling

HVAC duct piping was not properly connected to register vents (partially closed off). Energy loss is occurring and condensation may cause damage. Recommend repair by licensed HVAC contractor.

9. Life-Safety

9.4 Presence of sign over lockable exit doors " This door must remained unlocked during business hours"

Not Present



Recommend repair.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ray Thoroman



INVOICE

South East Building Consultants
Serviing Jacksonville FL and all of the
South East States
Inspected By: Ray Thoroman

Inspection Date: 6/26/2008
Report ID: 6262008

Customer Info:	Inspection Property:
Jacksonville FL Strip Mall Building Strip Mall Lane Jacksonville FL 32202	Strip Mall Inspection Jacksonville FL 32202
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Building Inspection	1450.00	1	1450.00
			Tax \$0.00
			Total Price \$1450.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: