



## **Confidential Inspection Report**

Of  
7724 Front Beach Rd  
Panama City Beach, FL  
32407  
Monday, November 21, 2022

Inspection ID  
**462420**

By  
**Cory Brookins**  
Of  
Five Star Inspections  
P.O Box #0791  
Lynn Haven, FL  
32444  
(850) 819-3388

[Cory@PanamaCityHomeInspections.com](mailto:Cory@PanamaCityHomeInspections.com)

***A proud member of the Best Inspectors Network™***

# Five Star Inspections

## General Information

462420

### Building Description

Attribute	Description / Type	Address / Comments
Age (Year)	1985	7724 Front Beach Rd
Area (Square Feet)	10446	
Building type	<input type="checkbox"/> Townhouse/Duplex	
	<input type="checkbox"/> Single family, split level	
	<input checked="" type="checkbox"/> Single family	
	<input type="checkbox"/> Manufactured Home	
Construction	<input type="checkbox"/> Not applicable	
	<input checked="" type="checkbox"/> Frame	
	<input type="checkbox"/> Cinderblock	
	<input type="checkbox"/> See comments	

### Additional Building Description/ Comments

Commercial restaurant.
The HVAC system is tested to determine if the system operates within the proper differential. No mechanical tests conducted.
Buildings left vacant for an extended time period can have underlying issues.
Inspection limited by clutter. This means that some areas marked as inspected were only partially evaluated.
<b>Note: red boxes throughout this report indicating damage or items marked as needing repair may result in further damage or may present a health or safety hazard if not repaired.</b>

### Client Information

Name	_____
Address	_____
Phone (home)	_____
Phone (work)	_____
Phone (cell)	_____
Street address	_____
Street address	_____
City, State, ZIP	_____






### Notes/ Special Instructions

Any report represents an impartial opinion of the physical condition of the named components below of the property from a limited visual inspection of those components and operating systems, which are readily visible and accessible on the day and at the time of the inspection. Company can not be held liable for latent, concealed, non-visible, or obscured defects. This inspection is only valid for the day it was conducted. This is not a technically exhaustive inspection. A truly exhaustive inspection of a house and utility systems would require destructive tests and be absolutely time and cost prohibitive for the average homeowner/buyer. No laboratory tests ordered or conducted (e.g., asbestos, air quality, lead, drywall, etc.)

This report is not a warranty or guarantee (expressed or implied) that the items are defect free, or that latent or concealed defects do not exist, may have existed in the past, or may exist or become evident in the future, or that the defects we have referenced in this report are the only defects that exist.






### Weather at time of inspection

<b>Temperature</b>	<b>Start Time</b>	<b>General Conditions</b>
52° Fahrenheit	8:00	Clear

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
					Item Comments	Type
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water meter located on south side of property	Public Utility
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric 800 amps, underground	Public Utility
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Natural gas The gas meter on the rear of the property has been locked	Private Utility
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewage Functional drainage was noted, however, the underground and non-visible pipes/septic systems were not inspected. (washing machine plumbing not evaluated, machine not run)	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generator	Public Utility
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Irrigation Well Pump See Comments	Private Utility
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Potable Water Supply Well Pump	Private Utility
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool/Pool Equipment	Private Utility






**Photos and Additional Comments**

The irrigation pump responded to commands when powered, however, the pump has lost its prime and has a broken mount. It is recommended that the pump be repaired or replaced.

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
					<b>Item</b> <b>Comments</b>	<b>Condition</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Lot Concrete in the front and east parking lots, asphalt in the rear parking lot. Cracking and weed growth was located in the parking lots	Limited inspection
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Front yard Landscaped front beds	Good
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detached Structure not part of home inspection	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side yards Sod	Good
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backyard	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees and Shrubs None affecting property	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grade No moisture was noted affecting the home, however, without witnessing drainage during extensive rains it cannot be fully determined.	Limited Inspection
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage (the conditions of the grounds and soil underneath the property, including sink holes, are not part of the home inspection)	

**Photos and Additional Comments**

The inspection of the grounds is limited to the areas immediately adjacent to the home.

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
					Item/ Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof Covering Concrete Tiles, installed in 1985 and small area of replacement in the rear.	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Decking 1/2" plywood	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Decking Attachment 8d nail, 6" spacing	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof Penetrations lead	See Comments
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flashings Galvanized Aluminum	Limited visibility
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Geometry Gable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Secondary Roof Covering A deteriorating shingled roof was installed on the rear porch structure.	See Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fasteners	no fasteners for the tile






**Photos and Additional Comments**

The roof flashings on the east gable wall are not correctly lapped under the siding. In addition, the electrical service mast boots have split at the roof level. Also, cracked and detached tiles were located in multiple areas of the roof. The rear flat roof has multiple nails that are exposed through the deteriorating shingles. A plumbing vent over the kitchen has leaked causing the roof decking around the pipe to rot and detach. It is recommended that a roofer evaluate and repair.

# Five Star Inspections

## Structure, Exterior, and Attachments

462420






I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
					Item	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Siding Stucco (lath not visible to evaluate), Wood Panel	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fascia, Soffits Wood	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation Visually Inspected concrete slab (this is not a long term evaluation/projection)	Good
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balcony/Porch/Deck concrete patio walkway	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water faucets	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Doors The front entry door is missing weather-stripping and does not seal. The northwest exterior door hydraulic arm hits the top of the frame.	monitor deterioration
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trim	See Comments

### Photos and Additional Comments

Hose bibs throughout the perimeter of the building are missing handles. Also, a rear wall and front wall hose bib has slow drips. It is recommended that the exterior hose bibs be repaired. Wood rot was located sporadically in portions of the lower wood trim, in the east wall siding above the roof, and in the front entryway fascia. It is recommended that a WDO inspection be conducted and the damaged wood repaired.






Five Star Inspections  
**Main Dining Room**

462420

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
					Item	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flooring Carpet	Signs of previous leaks from south wall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Areas of deterioration in drop down ceiling panels	Fair
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls The wood paneling in the hallway behind the mens bathroom is not fastened	Fair
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vent Fans	See Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stovetops No stovetops were evaluated in the building due to a lack of gas	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors	Monitor corrosion on emergency door
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting	See Comments

**Photos and Additional Comments**

The northwest and southwest vent fans in the main dining room did not operate. A kitchen vent fan flue cover is detached at the roof level. Also, the ducts for the vent fans were found to be dripping grease and corroded in the attic. It is recommended that these specialized ventilation fans be serviced.

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
					Item	Condition
I	NI	NP	R	D	Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Access Pull down ladders in the northwest mechanical room and in the east aquarium room.	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Insulation sprayed cellulose, fiberglass batts	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Moisture, Stains	See roof page
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rafters	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trusses 2x6", 24" spacing	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ventilation	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signs of Pest Intrusion Signs of rodent activity and previous poisons in the attic.	See HVAC page
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof to Wall Connection Clips	Good

**Photos and Additional Comments**







The northwest and southwest vent fans in the main dining room did not operate. A kitchen vent fan flue cover is detached at the roof level. Also, the ducts for the vent fans were found to be dripping grease and corroded in the attic. It is recommended that these specialized ventilation fans be serviced. The attic entry ladder in the northwest mechanical room is broken at the right hinges. Also, the attic access ladder in the aquarium room in the wrong size. It is recommended that the attic ladders be repaired. The inspection of the attic was limited due to space.








I = Inspected NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed D = Defective						Location/ Comment	Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hallway/Entry Way	Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hallway/Entry Way	Ceiling
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hallway/Entry Way	Floor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stained carpet under the bar seats	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hallway/Entry Way	Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hallway/Entry Way	Walls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locker Room/Office	Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patched office door, and locker room door throw does not operate	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locker Room/Office	Ceiling
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locker Room/Office	Floor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locker Room/Office	Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locker Room/Office	Walls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Northwest Mechanical Room/Closets	Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Northwest Mechanical Room/Closets	Ceiling
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Northwest Mechanical Room/Closets	Floor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Northwest Mechanical Room/Closets	Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Northwest Mechanical Room/Closets	Walls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aquarium Rooms	Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aquarium Rooms	Ceiling
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aquarium Rooms	Floor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aquarium Rooms	Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aquarium Rooms	Walls
						Wall damage adjacent to the aquarium	
						<b>Additional Comments</b>	
						No major defects or deficiencies observed.	

I = Inspected NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed D = Defective						Location/ Comment	Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 2	Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dining Room 2	Ceiling
							Multiple sagging and damaged dropdown ceiling tiles
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 2	Floor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 2	Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 2	Walls
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 3	Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dining Room 3	Ceiling
							Multiple sagging and damaged dropdown ceiling tiles
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 3	Floor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 3	Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 3	Walls
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 4	Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dining Room 4	Ceiling
							Multiple sagging and damaged dropdown ceiling tiles
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 4	Floor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 4	Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 4	Walls
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 5	Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 5	Floor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dining Room 5	Ceiling
							Multiple sagging and damaged dropdown ceiling tiles
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 5	Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dining Room 5	Walls
							<b>Additional Comments</b>
							No major defects or deficiencies observed








I = Inspected NI = Not Inspected NP = Not Present OK = Acceptable R = Repair Needed D = Defective							
						Location/ Comment	Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kitchen	Door
Fire equipment door is missing its handle and wedges.							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kitchen	Walls
Many areas of poorly repaired drywall							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Ceiling
Stained panels							
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	GFCI Electrical Outlets
recommended for installation							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	NON-GFCI Electrical Outlets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kitchen	Lights
Multiple light bulbs out							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Stovetops
no gas to evaluate							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Refrigerator
See Comments							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Microwave Oven
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Dishwasher
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kitchen	Exhaust fans
See Comments							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Countertops
metal							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kitchen	Sink
See Comments							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kitchen	Plumbing
See Comments							
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Cabinets
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Windows
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Fire System
the sprinkler and fire systems were not evaluated							
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Disposal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Trash compactor
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	Water Filter
<b>Additional Comments</b>							
<p>The walk in refrigeration systems are specialized units to restaurants and were not evaluated. It is recommended that a licensed refrigerant professional evaluate. The west kitchen sink plumbing began to leak when the shut-off valves were opened limiting the evaluation. Also, this sink is not correctly fastened to the wall. In addition, the east kitchen sink has a detached trap pipe connection and leaks at the valve handles. The center kitchen sink leaks at the trap piping. The main dining room washroom sink leaks at the trap pipe connection and at the faucet. The east bar sink leaks at the strainer and trap pipe connection. It is recommended that the kitchen/bar sink issues be repaired.</p>							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
					<b>Item</b> <b>Comments</b>	<b>Condition</b>
I	NI	NP	R	D		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Meter located on south side of property	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shut-off Valves present at each fixture	Good
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heater A.O. Smith, gas, manufactured in 1997, 60 gallons	See Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Treatment water treatment units and recirculation systems are not part of the home inspection	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TPR Valve	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ventilation Roof Penetrations	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supply Piping Copper (only visible piping inspected)	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewage Piping PVC (only visible piping inspected)	Good






**Photos and Additional Comments**

A sewage ventilation pipe is cut in multiple areas over the aquarium room in the attic. It is recommended that the pipe be repaired. The copper piping on the rear exterior wall (adjacent to the kitchen door) is leaking at the pipe connection when the valve to the pipe is opened. It is recommended that the piping be repaired. The water heater could not be evaluated due to a lack of gas supply, however, the tank is 25 years old and shows signs of corrosion. It is recommended that repairs/replacement be budgeted for in the near future.

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
					Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC 1 Allied, electric air to air split system, 20 ton, installed in 2019. Heat runs from electric strips	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HVAC 2 Goodman, air to air split systme, manufactured in 2014, 6.5 ton. Unknown air handler age	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HVAC 3 Goodman, air to air split systme, manufactured in 2013, 6.5 ton. Unknown Air handler age	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC 4 Carrier, air to air split systme, manufactured in 2018, 7.5 ton	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HVAC 5 York, air to air split systme, manufactured in 1996, 6.5 ton. Unknown air handler age	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HVAC 6 Goodman, air to air split systme, manufactured in 2009, 6.5 ton. Unknown air handler age	See Comments
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condensation Piping (limited to visible areas only)	limited visibility
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Distribution Fixed and Flex Duct (inside of ducts not evaluated)	See Comments

**Photos and Additional Comments**

The building currently has 6 HVAC systems in place. The 20 ton unit for the western portion of the restaurant operated at the time of the inspection, as did the Carrier system; however, the other four HVAC systems had thermostat issues, would not properly heat/cool, or would not respond to commands. A detached HVAC duct is present in the southeastern portion of the attic, ducts are missing insulation at their connections to the air handler, and rodents have damaged ducts. Also, the air handlers in the attic appear to be approx. 20 years old (no dating equipment located). It is recommended that an HVAC technician evaluate the system and repair.

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
					Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service entrance cable/conduit overhead, 800 amps	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main panel Square D panel in the north exterior wall	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main breaker, Main Disconnect 800 amp breaker	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Distribution Panel 2 Cutler Hammer panels on the north exterior wall, Cutler Hammer panel in the kitchen, two ITE panels in the kitchen, and a Square D panel in the northwest mechanical room. South exterior panel	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overcurrent Protection UL listed	Good
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Branch circuits (voltage tests not conducted) Copper Romex	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GFCI Protection	See Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Outlets, Switches	See Comments

**Photos and Additional Comments**

Multiple electrical issues were noted at the time of the inspection. Exposed wiring junction boxes, exposed wiring connection, and detached conduit were located throughout the attic. The wiring to the Carrier HVAC unit has conduit that is not secured at the entry point to the system, and the wall mounted fan in the kitchen has an exposed wiring connection. The electrical exterior panel at the irrigation pump has a broken breaker cover. The breaker in the #10 slot of the right kitchen electrical panel is improperly double-tapped. The north Women's room GFCI outlet will not reset, and the south Men's room GFCI outlet will not trip when tested. The outlet under the TV mount on the south wall of the main dining room has an open neutral connection. The south Men's room outlet and the southeast outlet in the east aquarium room are not secured to their junction boxes. The east wall outlet in the main dining room has a ground prong broken off inside the unit. The lighting for the exhaust fans in dining room 4, exhaust fans in dining room 5, and the overhead lights in dining room 4 did not operate. It is recommended that an electrician evaluate and repair. The main electrical panel is located on the north exterior wall at grade level. This has caused corrosion in the lower portions of the panel. It is recommended that future repairs be budgeted for.