



Inspection Report

**George Chung
Cho Chung**

Property Address:

308 Ohio Place, 1730 Morrill St, 1732/1736 Morrill St.
Sarasota Florida 34236



KMI Home Inspections, Inc.

**Kapp A. McMullin, HI11423
5932 Wildwood Ave.
Sarasota, Florida 34231
941-350-2927**

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Date: 11/26/2021	Time:	Report ID:
Property: 308 Ohio Place, 1730 Morrill St, 1732/1736 Morrill St. Sarasota Florida 34236	Customer: George Chung Cho Chung	Real Estate Professional: Kimberly Colgate Private Wealth Realty, Inc.

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 home. 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 home 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.

In Attendance:

Customer

Type of building:8 Plex Unit, Duplex Unit, Garage and
Garage Unit**Approximate age of building:**

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

Home Occupied:

Yes

Recently Painted Interior:

No

Recently Painted Exterior:

No

Excluded Items:

Shed, Unit 1, Unit 6, Partial Unit 8

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Architectural	Walked roof	None
Modified bitumen		
Asphalt/Fiberglass		
Composite		
Membrane		

Chimney (exterior):	Layers:
N/A	1

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings				•
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 1732/1736- Roof covering has significant granular loss and has exceeded its useful life expectancy. Membrane roof covering above the garage unit and 8 Plex shows several areas that pond water. Tree limbs are in contact with the garage roof and the 8 Plex roof and should be trimmed. Recommend further review from a licensed roofing contractor and repair as needed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

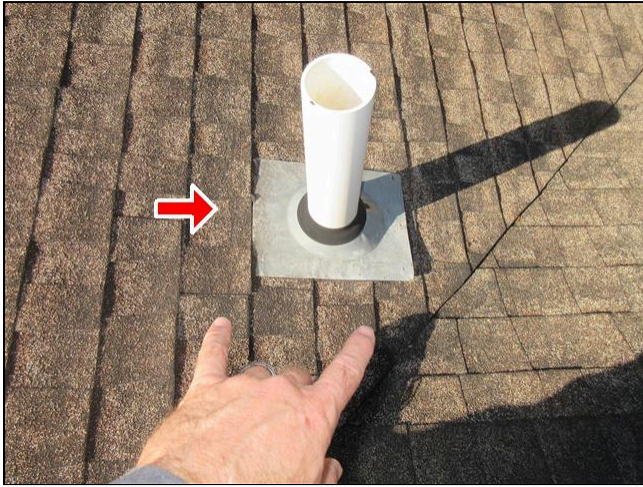


1.0 Item 6(Picture)



1.0 Item 7(Picture)

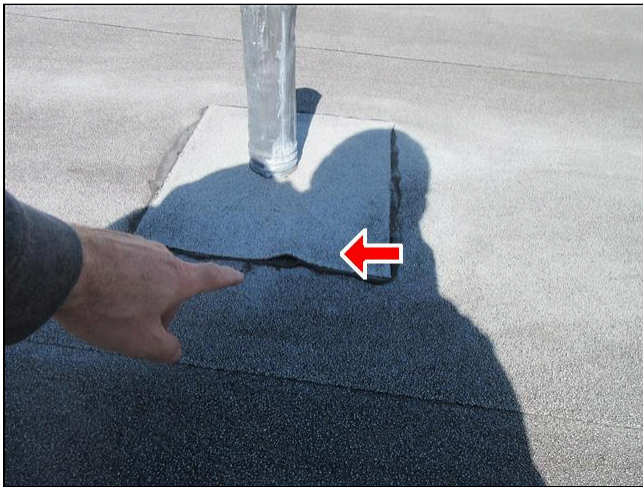
1.1 1732/1736- Several flashing boots are damaged or installed improperly. Repairs are needed. Bitumen flashing above the 8 Plex has pulled loose near the plumbing vent pipe. Recommend a licensed roofing contractor repair as needed.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and with current weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Every roof wears differently relative to its age, number of layers, quality of the materials, method of installation, exposure to direct sunlight, prevalent weather conditions and regularity of maintenance. Typical life expectancies for common building materials such as asphalt composition shingles may be ten to twenty years, typical life expectancies for metal roofs may be ten to twenty five years, typical life expectancies for built-up or modified bitumen may be eight to ten years. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap
T-111
Composition Slate Tiles

Siding Material:

Wood
Metal
Composite

Exterior Entry Doors:

Wood
Steel
Single pane

Appurtenance:

Porch
Patio
Covered Carport

Driveway:

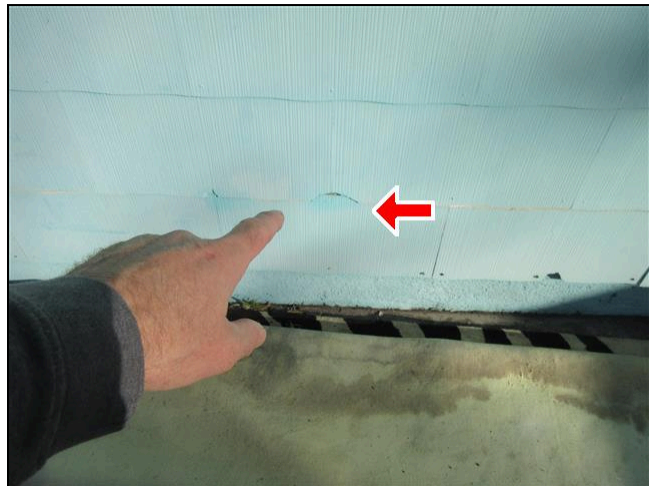
Concrete
Parking lot

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim				•
2.1	Doors (Exterior)				•
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias				•
		IN	NI	NP	RR

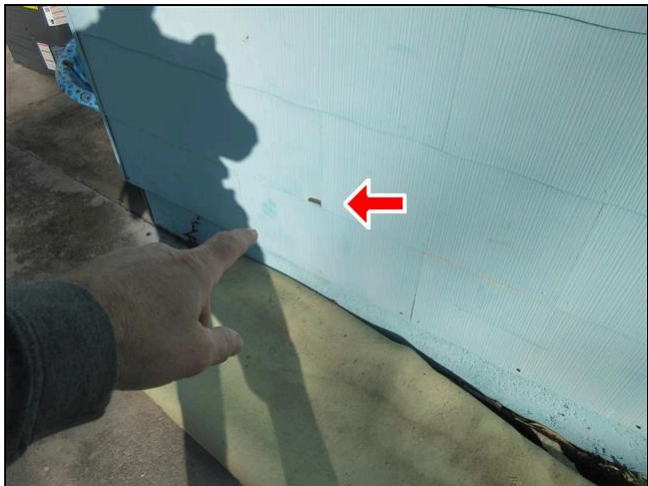
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0 1732- Multiple slate tiles are damaged or cracked on the perimeter of the unit. Garage- Rear and side sheds are deteriorated at the door frame and/or siding and need repairs. 8 Plex- Masonry coating on the rear of the lower units has several hairline settlement cracks. Displacement was not observed (for your information). 8 Plex- Wood siding at the lower level is partially deteriorated in several areas. Recommend repair as needed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)

2.1 1732- Front and rear entry doors are missing weather stripping. 1736- Front and rear entry doors are missing weather stripping.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.2 Multiple window frames or trim around the units are peeling paint. Recommend seal, prep and paint as needed.



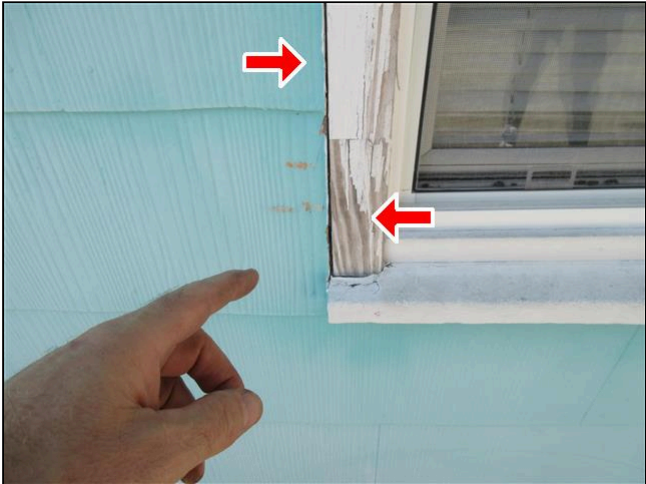
2.2 Item 1(Picture)



2.2 Item 2(Picture)



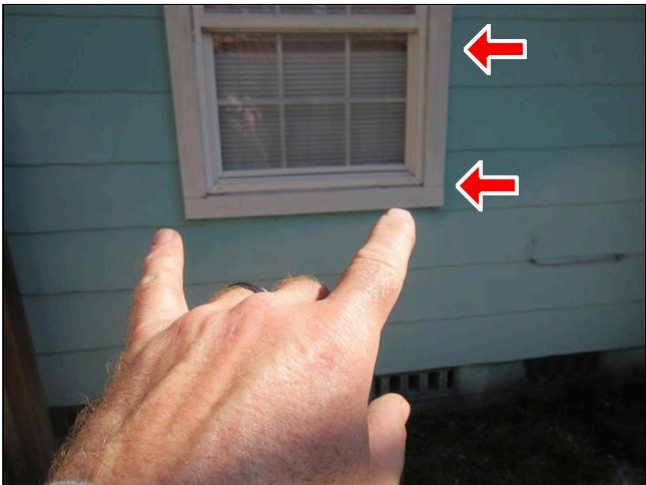
2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)



2.2 Item 7(Picture)

2.3 Garage- There is a platform at the rear side wall of the upper garage apartment near one of the windows. The purpose of this platform is unknown. Pickets on the handrail leading to the upper garage apartment are spaced too far apart for safety. Recommend 4" max spacing for safety. Support post below the right side stairs (facing front) of the 8 Plex is loose and needs securing. At least one support post for the metal awning on the back side of the 8 Plex is loose and needs securing at the top.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

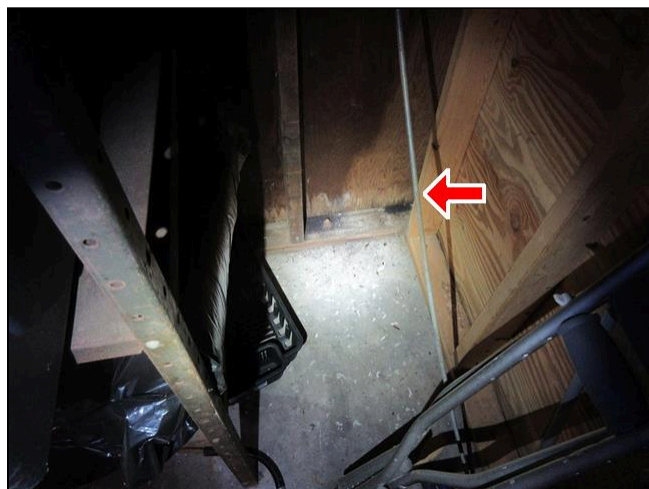


2.3 Item 4(Picture)



2.3 Item 5(Picture)

2.4 Water stains are present on some of the lower components of the garage walls. Drainage may need to be corrected in these areas. Recommend monitoring during a heavy rain and correcting as needed. Concrete slopes towards the foundation vents on the left side of the Duplex. Water may enter the crawlspace during periods of heavy rain. Recommend monitoring and correcting as needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

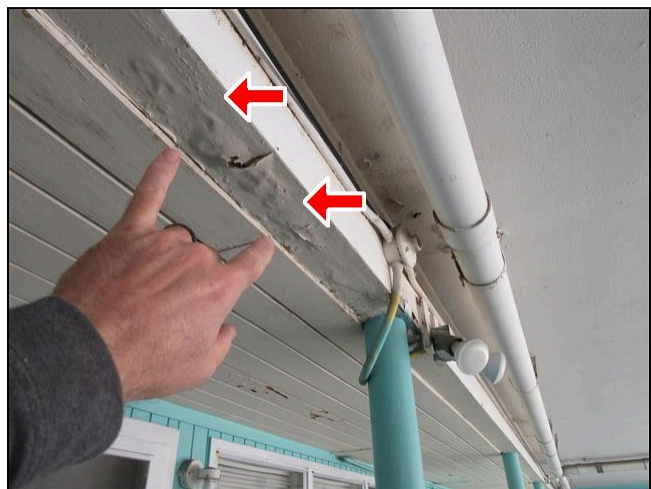


2.4 Item 3(Picture)



2.4 Item 4(Picture)

2.5 8 Plex- Ceiling and beams above the carport of the 8 Plex is damaged/deteriorated or missing or peeling paint at several areas. Repairs are needed. Former antenna mast is loose and needs securing or removal above the 8-Plex.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



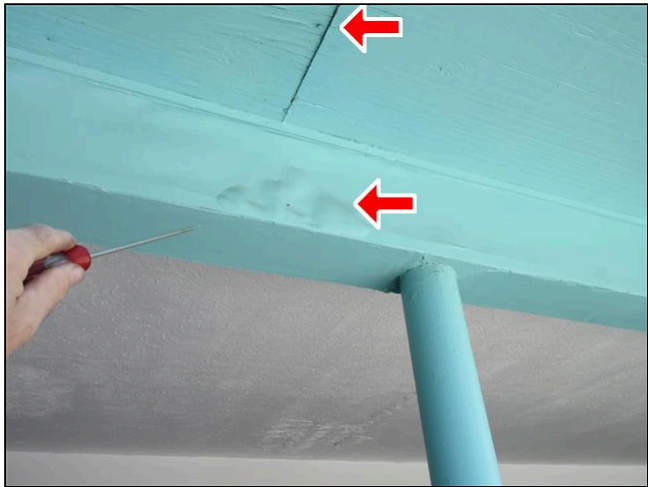
2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)



2.5 Item 8(Picture)



2.5 Item 9(Picture)



2.5 Item 10(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
N/A

Garage Door Material:
N/A

Auto-opener Manufacturer:
N/A

		IN	NI	NP	RR
3.0	Garage Ceilings			•	
3.1	Garage Walls (including Firewall Separation)			•	
3.2	Garage Floor			•	
3.3	Garage Door (s)			•	
3.4	Occupant Door (from garage to inside of home)			•	
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)			•	
3.6	Garage window (s)			•	
		IN	NI	NP	RR

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4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials			
Ceiling Materials: Gypsum Board Compressed board	Wall Material: Gypsum Board Compressed board Tile	Floor Covering(s): Hardwood T&G Self adhesive tile Tile Laminate	
Interior Doors: Hollow core Wood	Window Types: Single-hung Single pane Casement Awning	Window Manufacturer: UNKNOWN	
Cabinetry: Wood Laminate	Countertop: Laminate Solid Surface		

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls				•
4.2	Floors				•
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)				•
4.6	Windows (representative number)				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

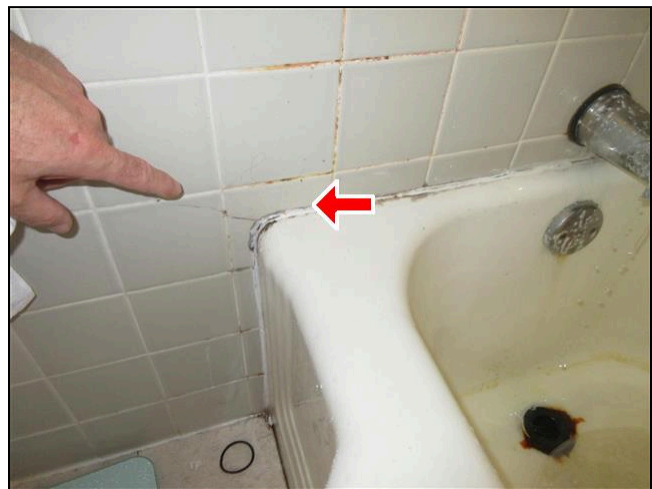
4.1 Garage- Several tiles are loose or cracked at the shower surround. Repairs are needed. Unit 3- Several tiles are loose or cracked at the tile shower and wall surround. Repairs are needed. Unit 7- Several tiles are loose or cracked at the tile shower and wall surround. Repairs are needed.



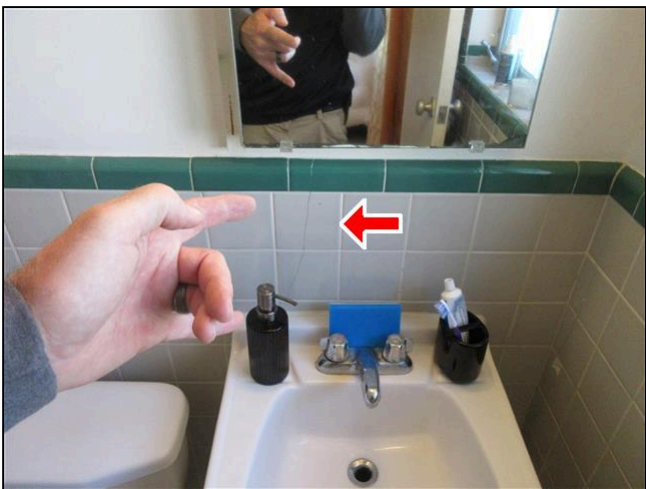
4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.1 Item 5(Picture)

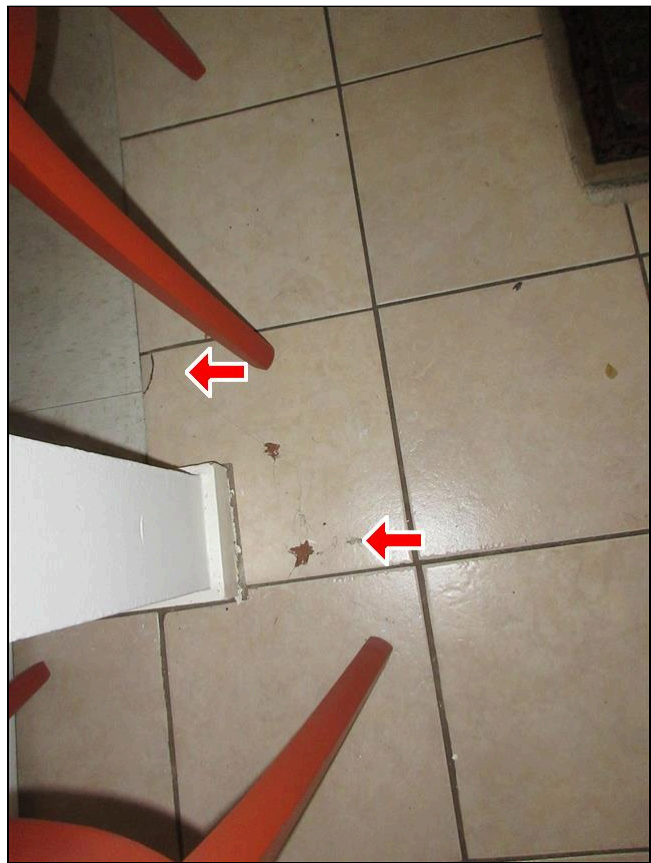
4.2 Garage- Wood floor at the living room is damaged at several locations. Unit 3- Several damaged or chipped floor tiles are present in the kitchen/living room. Unit - Several damaged or chipped floor tiles are present in the bathroom. Recommend repair as needed.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Picture)

4.5 1732- Closet door is missing at the front guest bedroom.



4.5 Item 1(Picture)

4.6 1732- Several windows difficult to operate or missing screens throughout the unit. 1736- One window at the front of the home is damaged at the glass pane. Garage- One window at the side of the home is damaged at the glass pane. Shower window crank unit is missing a screw and needs repair to operate properly. 8 Plex- Multiple windows are missing screens or are difficult to operate.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)



4.6 Item 4(Picture)



4.6 Item 5(Picture)



4.6 Item 6(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Masonry block Slab	Method used to observe Crawlspace: From entry	Floor Structure: Wood joists
Wall Structure: Wood CMU Block	Columns or Piers: Concrete piers Masonry block Steel lally columns	Ceiling Structure: 2X4 2X6 Not visible
Roof Structure: 2 X 6 Rafters Wood slats Not visible	Roof-Type: Gable Flat	Method used to observe attic: From entry No Access
Attic info: Pull Down stairs No Access		

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)				•
5.2	Columns or Piers	•			
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic				•
		IN	NI	NP	RR

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Comments:

5.0 1732/1736- Crawl space photos included.



5.0 Item 1(Picture)

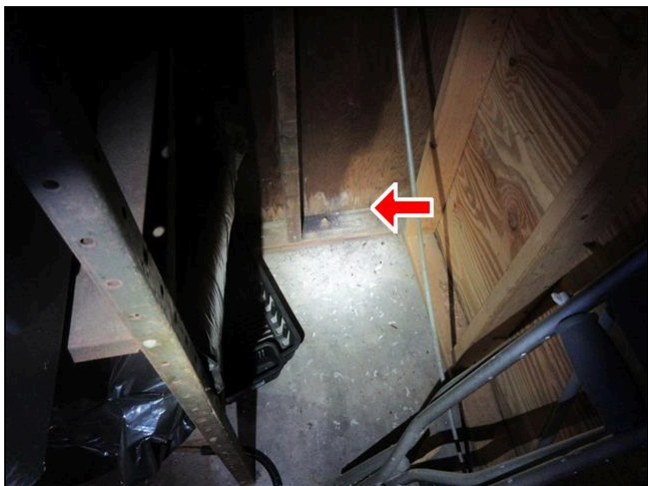


5.0 Item 2(Picture)

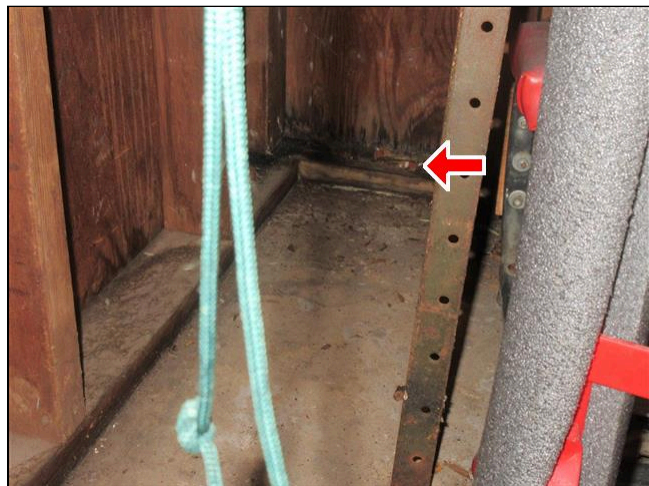
5.1 Garage- Several studs and bottom plates at the rear and side walls of the garage are deteriorated and need repairs. Water stains are present at several locations.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)



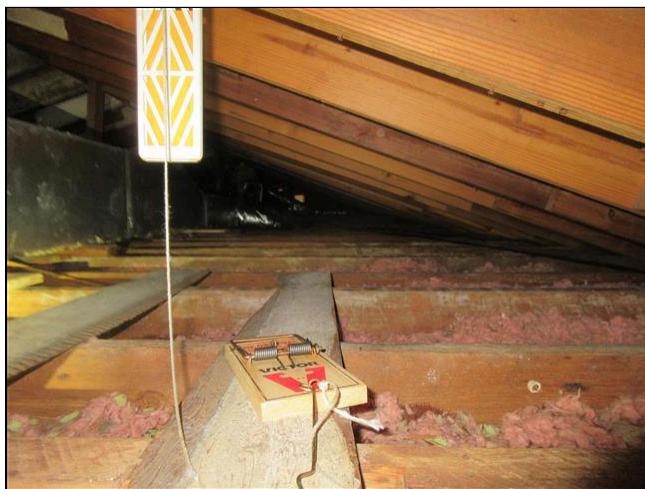
5.1 Item 4(Picture)

5.2 Viewed from crawlspace opening.

5.3 Viewed from crawlspace opening.

5.4 Only viewed duplex from attic stairs.

5.5 1732/1736- Firewall separation between the units is not present in the attic (for your information). Recommend install as needed. All Remaining Units- attic access was not present or accessible to view roof structure and components.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper Not visible
Plumbing Water Distribution (inside home): Copper PEX CPVC	Washer Drain Size: Not Present in Units	Plumbing Waste: PVC Cast iron lead waste (old) Not Visible
Water Heater Power Source: Electric	Water Heater Capacity: 38 Gallons 28 Gallon	Water Heater Location: Utility Closet
WH Manufacturer: A.O. SMITH WHIRLPOOL		

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems				•
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				•
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
6.5	Main Fuel Shut-off (Describe Location)			•	
6.6	Sump Pump			•	
		IN	NI	NP	RR

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Comments:

6.0 Garage- Plumbing waste line below the kitchen sink has an s-trap that should be converted to a p-trap.



6.0 Item 1(Picture)

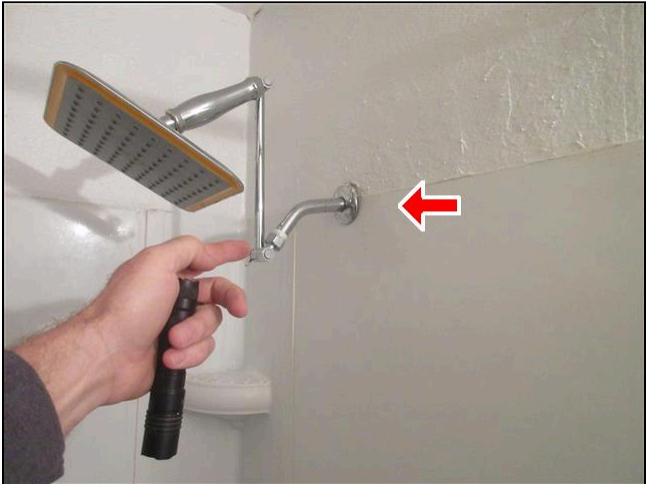
6.1 1732- Sink faucet is dripping at the guest bathroom. 1736- Toilet is loose at the floor at the hall bath. Repairs may include replacing the wax ring. We were unable to view this area from below to determine the condition of the flooring component below. Shower head is loose and needs securing. Tub drain is slow to drain. Garage- Tub drain is missing the stopper. 8 Plex- Hose bib knob at the rear of the building is damaged and needs replacing. Unit 3- Toilet is loose at the floor at the hall bath. Unit 3- Tub drain area is corroded and tub is missing the stop valve. Unit 2- Tub drain is slow to drain. Unit 8- Toilet is loose at the floor at the hall bath. Unit 7- Bathroom sink has several hairline cracks present.



6.1 Item 1(Picture)



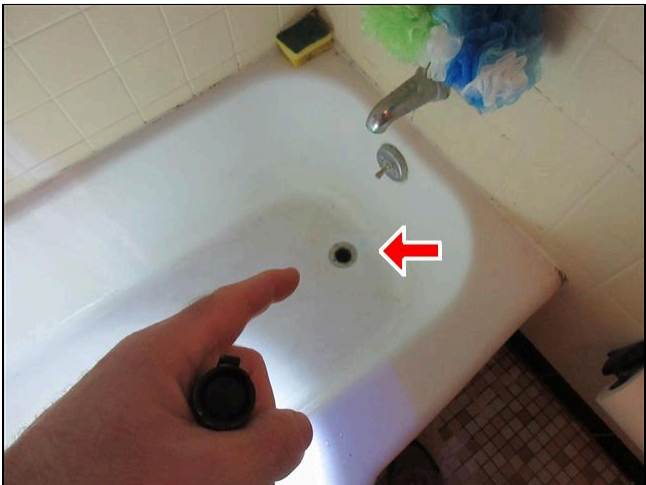
6.1 Item 2(Picture)



6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)



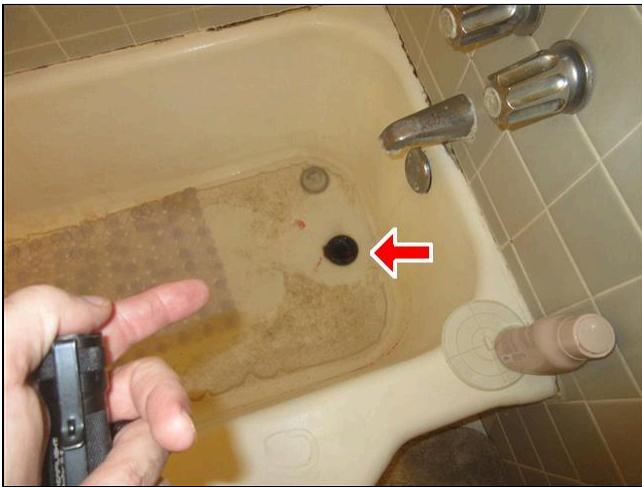
6.1 Item 6(Picture)



6.1 Item 7(Picture)



6.1 Item 8(Picture)



6.1 Item 9(Picture)



6.1 Item 10(Picture)



6.1 Item 11(Picture)

6.2 1732- Water Heater is missing a T & P Relief valve pipe. 1736- Water Heater is missing a T & P Relief valve pipe and has exposed romex wiring that should be encased. Garage- Water Heater has exposed romex wiring that should be encased. Unit 4- Water Heater is missing a T & P Relief valve pipe. Unit 3- Water Heater has an inappropriately sized T & P Relief valve pipe. T & P Pipes should be 3/4" diameter and not reduced to 1/2". Unit 2- Water Heater has an inappropriately sized T & P Relief

valve pipe. T & P Pipes should be 3/4" diameter and not reduced to 1/2". Unit 7- Water Heater is missing a T & P Relief valve pipe.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)



6.2 Item 4(Picture)



6.2 Item 5(Picture)



6.2 Item 6(Picture)



6.2 Item 7(Picture)

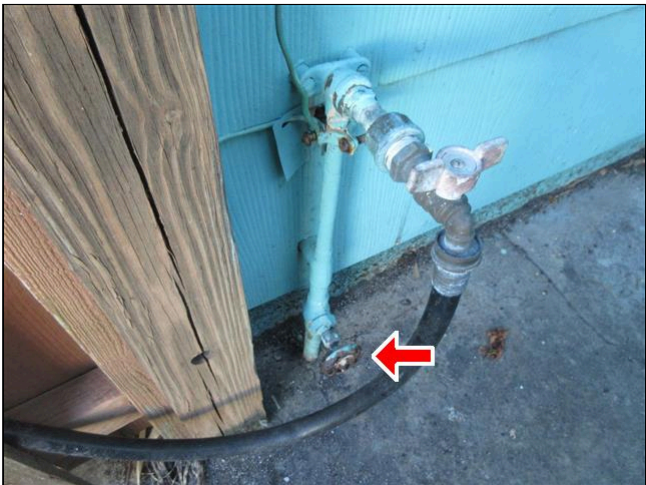


6.2 Item 8(Picture)

6.3 1732/1736- Main water shut-off (see photo). Garage- Main water shut-off (see photo). 8 Plex- Several water shut-off valves were observed at the front and rear of the 8 Plex (see photo's). We were unable to determine which valve was for which specific unit during this inspection. Unit 4- Shut-off valve was present behind the water heater.



6.3 Item 1(Picture)



6.3 Item 2(Picture)



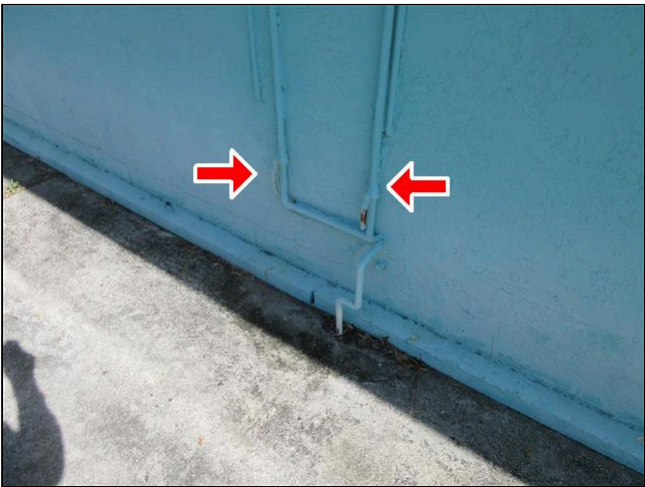
6.3 Item 3(Picture)



6.3 Item 4(Picture)



6.3 Item 5(Picture)



6.3 Item 6(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service
Copper
220 volts

Panel Capacity:

125 AMP
100 AMP
60 AMP
70 AMP

Panel Type:

Fuses
Circuit breakers

Electric Panel Manufacturer:

CHALLENGER (Issues)
FEDERAL PACIFIC (Issues)
WALKER

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

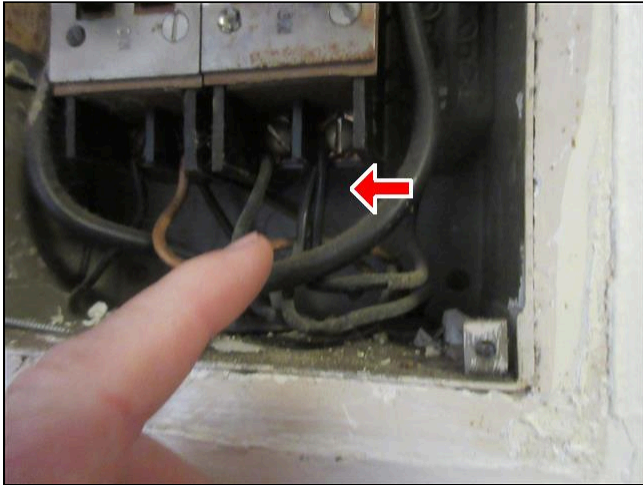
		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage				•
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
7.7	Location of Main and Distribution Panels	•			
7.8	Smoke Detectors				•
7.9	Carbon Monoxide Detectors			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

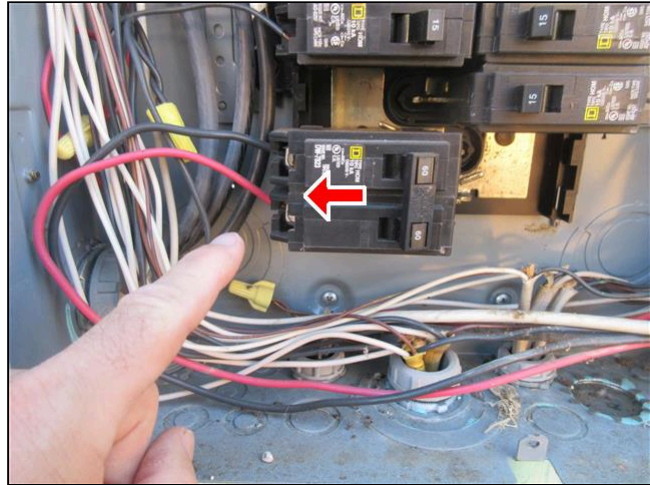
Comments:

7.1 1732- Double tap present in the Federal Pacific sub-panel in the kitchen. Multiple issues are present at the Challenger meterbase panels at the right side of the home including: missing romex connectors, exposed wires, double wiring at circuits, burned or damaged breakers. Repairs are needed

and safety hazards are present within these panels. Many insurance companies have issues with Federal Pacific and Challenger electrical panels. We recommend you check with your insurance company regarding these panels. 1736- Square D distribution panel in the kitchen is missing a knock out cover. Garage- Main panel has missing romex connectors, improper panel cover screws and mixed ground and neutral wires that should be terminated on separate grounding and neutral bars. Panel cover has water stains on the front from a leaking valve above. Unit 3- Double taps are present in the sub-panel in the kitchen. Unit 7- Square D distribution panel in the kitchen is missing a knock out cover. Recommend further evaluation from a licensed electrical contractor and repair as needed.



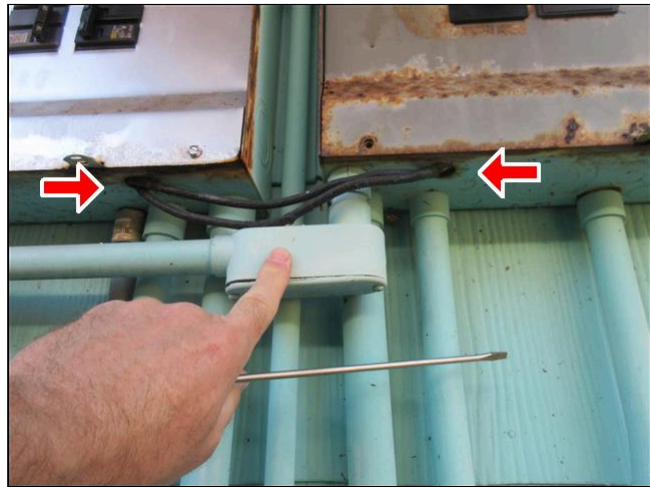
7.1 Item 1(Picture)



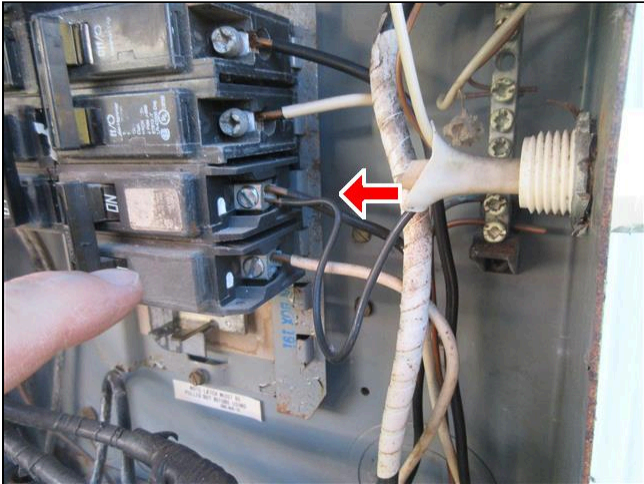
7.1 Item 2(Picture)



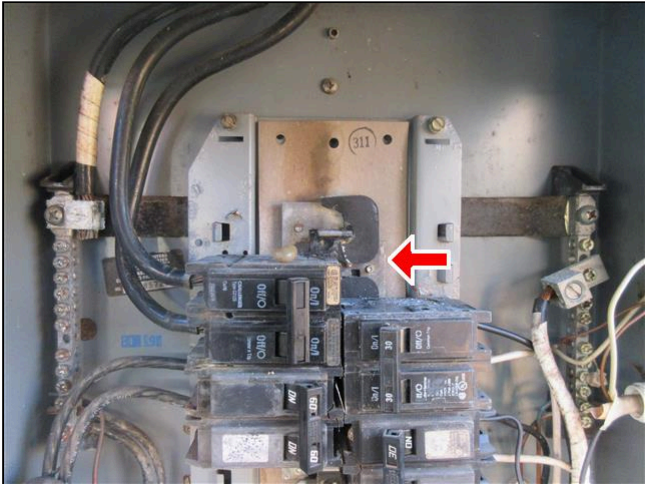
7.1 Item 3(Picture)



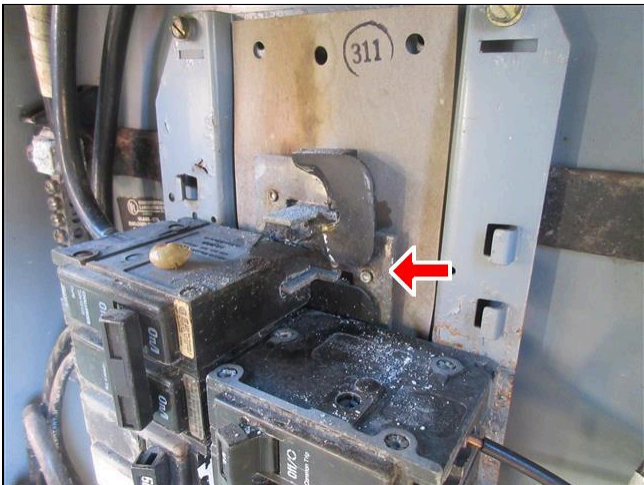
7.1 Item 4(Picture)



7.1 Item 5(Picture)



7.1 Item 6(Picture)



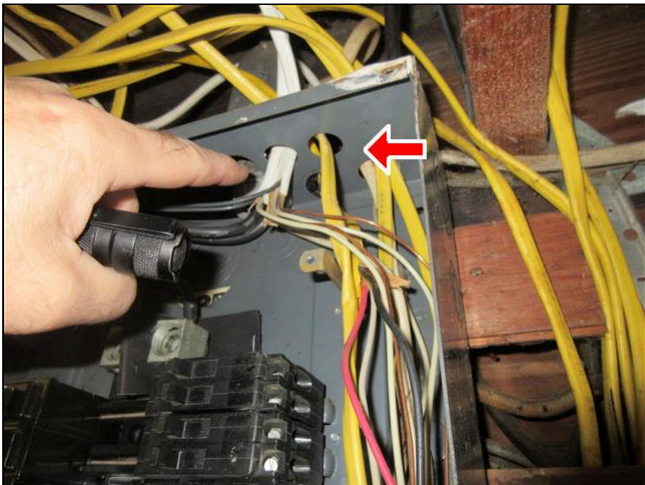
7.1 Item 7(Picture)



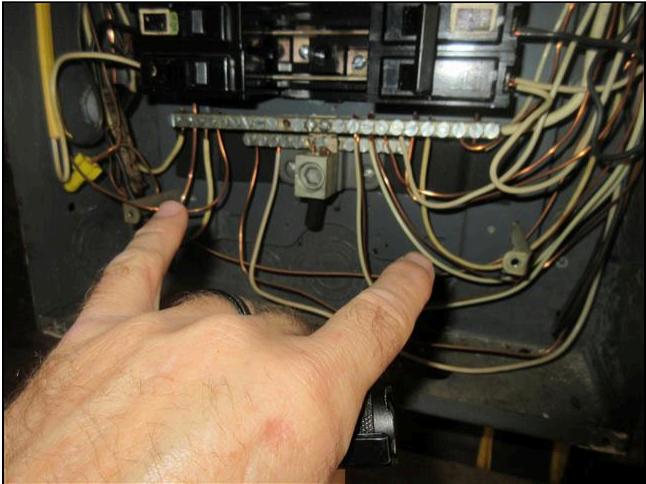
7.1 Item 8(Picture)



7.1 Item 9(Picture)



7.1 Item 10(Picture)



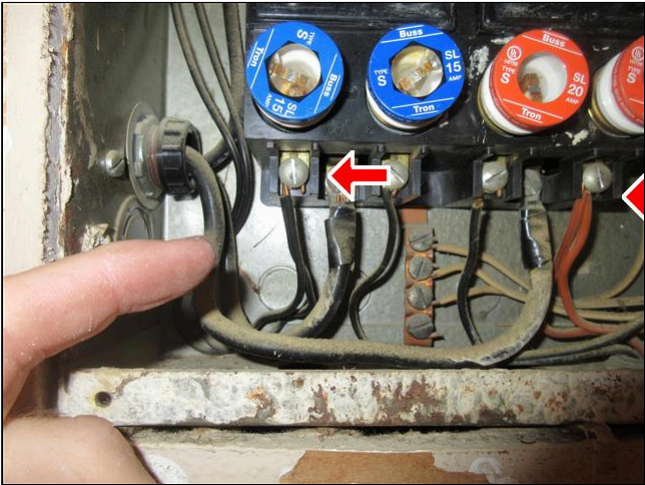
7.1 Item 11(Picture)



7.1 Item 12(Picture)



7.1 Item 13(Picture)

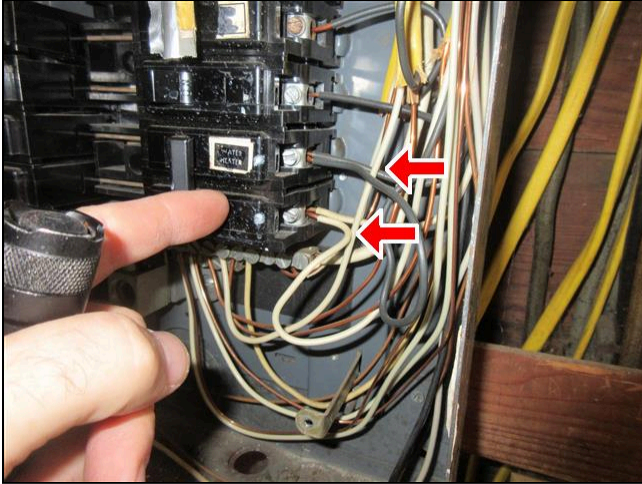


7.1 Item 14(Picture)

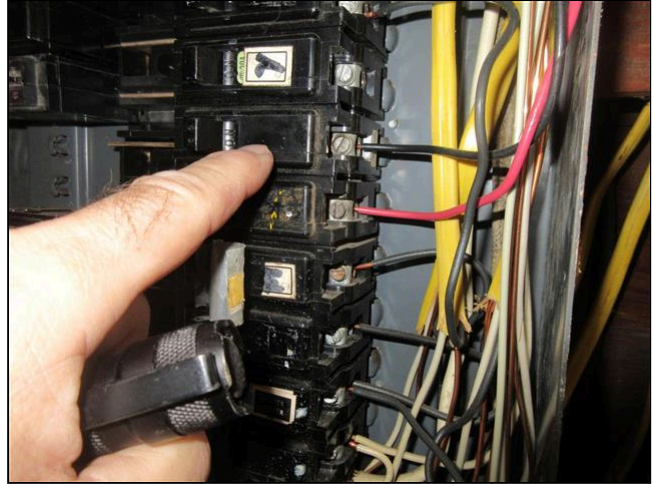


7.1 Item 15(Picture)

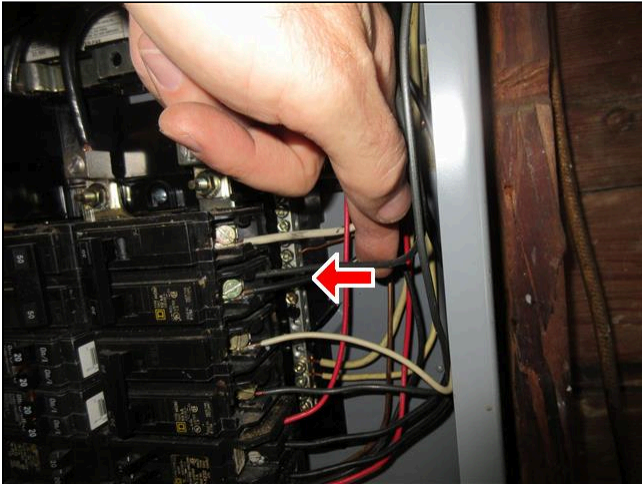
7.2 Garage- Several breakers have double wiring and/or over fused breakers. Recommend further evaluation from a licensed electrical contractor and repair as needed.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

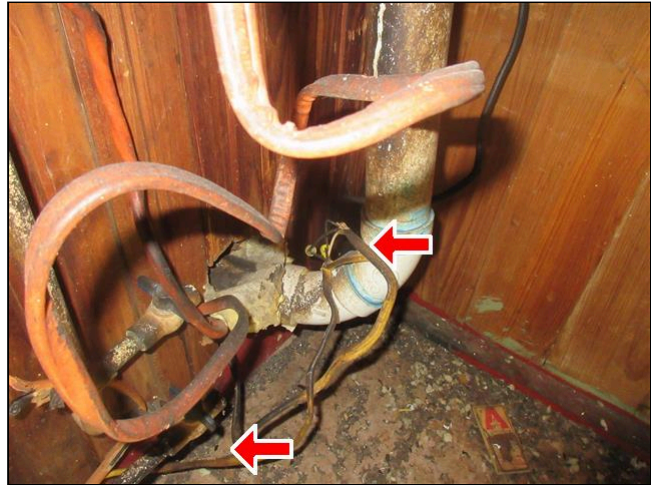


7.2 Item 3(Picture)

7.3 1732- Exposed romex wiring running along the floor near the rear entry door should be secured and encased in conduit. Several open slices are present in the water heater area. 1736- Three prong outlet at the rear of the home at the left side of the rear entry door is either not working properly or is ungrounded. Ceiling fan in the living room is missing a blade. Improperly wired attic light is present in the attic above the pull down stairs. Garage- Open splice observed above the electrical distribution panel. Rear storage area has an improperly wired and installed overhead light. Unit 8- At least one three prong outlet is wired incorrectly at the living room (hot/neutral reversed). Unit 5- At least one three prong outlet is wired incorrectly at the dining room (open ground). Recommend further evaluation from a licensed electrical contractor and repair as needed.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



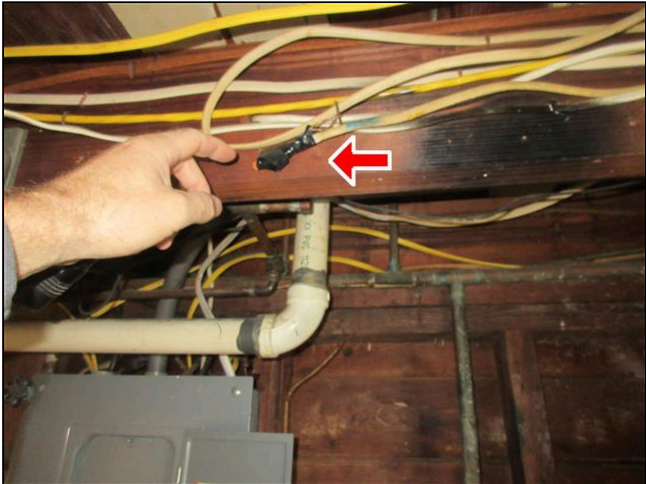
7.3 Item 3(Picture)



7.3 Item 4(Picture)



7.3 Item 5(Picture)



7.3 Item 6(Picture)



7.3 Item 7(Picture)



7.3 Item 8(Picture)



7.3 Item 9(Picture)

7.4 Unit 4- Three prong outlet near the kitchen sink did not work when tested. Unit 5- Three prong outlet near the kitchen sink is showing an open ground. Recommend further evaluation from a licensed electrical contractor and repair as needed.

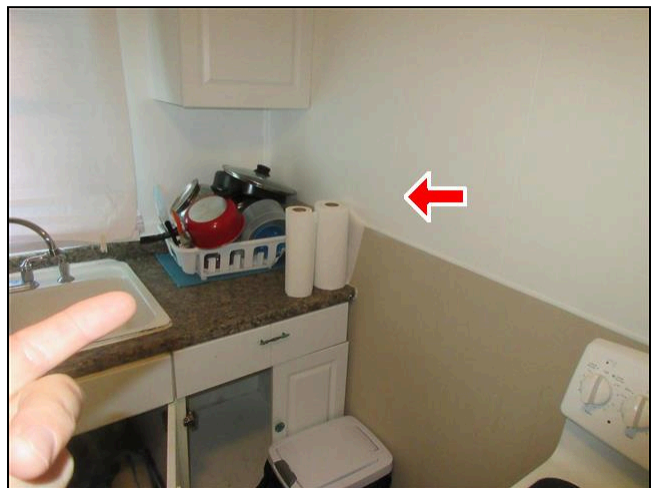


7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.5 Few GFCI receptacles were present at the units. Recommend safety upgrade to GFCI receptacles at the exterior of units, garage, bathrooms, kitchens and any receptacle within 6' of a water source.



7.5 Item 1(Picture)



7.5 Item 2(Picture)



7.5 Item 3(Picture)



7.5 Item 4(Picture)



7.5 Item 5(Picture)

7.7 1732- Main panel is located outside at the meterbase and the sub-panel is located in the kitchen.
1736- Main panel is located outside at the meterbase and the sub-panel is located in the kitchen.
Garage- Main panel is located on the rear wall of the duplex and the sub -panel is located on the rear wall of the garage.
Unit 4- Main panel is located outside at the meterbase and the sub-panel is located in the kitchen however access was blocked by the refrigerator.
Unit 3- Main panel is located outside at the meterbase and the sub-panel is located in the kitchen.
Unit 2- Main panel is located outside at the meterbase and the sub-panel is located in the kitchen however access was blocked by the refrigerator.
Unit 8- Main panel is located outside at the meterbase and the sub-panel is located in the kitchen however access was blocked by the refrigerator.
Unit 7- Main panel is located outside at the meterbase and the sub-panel is located in the kitchen.
Unit 5- Main panel is located outside at the meterbase and the sub-panel is located in the kitchen.



7.7 Item 1(Picture)



7.7 Item 2(Picture)



7.7 Item 3(Picture)



7.7 Item 4(Picture)



7.7 Item 5(Picture)



7.7 Item 6(Picture)



7.7 Item 7(Picture)



7.7 Item 8(Picture)



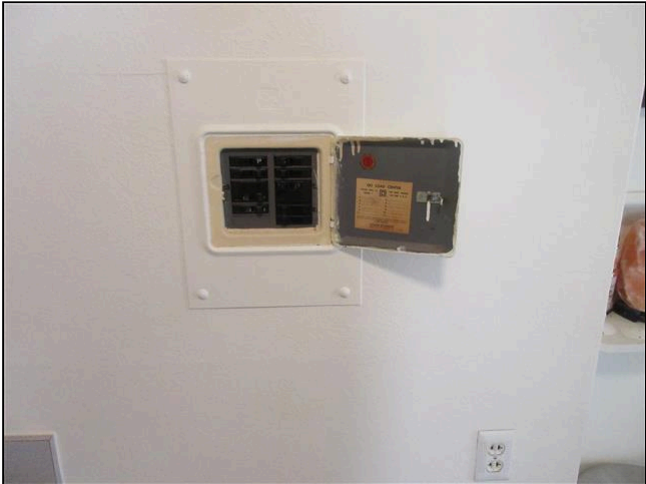
7.7 Item 9(Picture)



7.7 Item 10(Picture)



7.7 Item 11(Picture)



7.7 Item 12(Picture)

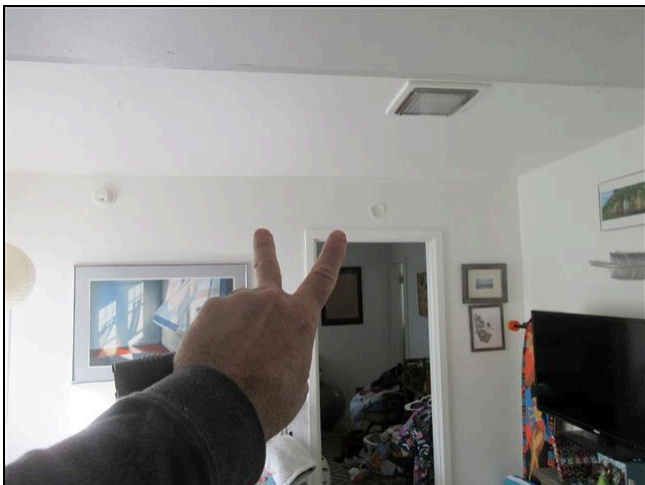


7.7 Item 13(Picture)

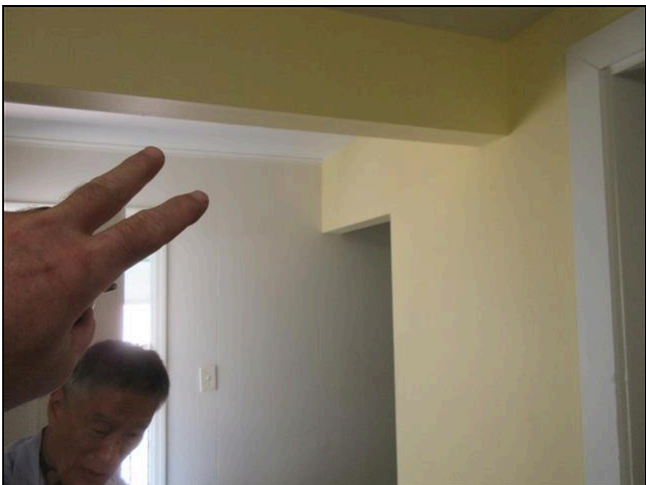


7.7 Item 14(Picture)

7.8 Multiple Smoke detectors missing or not working throughout the units. Recommend safety upgrade to include smoke detectors in each room of every unit.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

.....
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

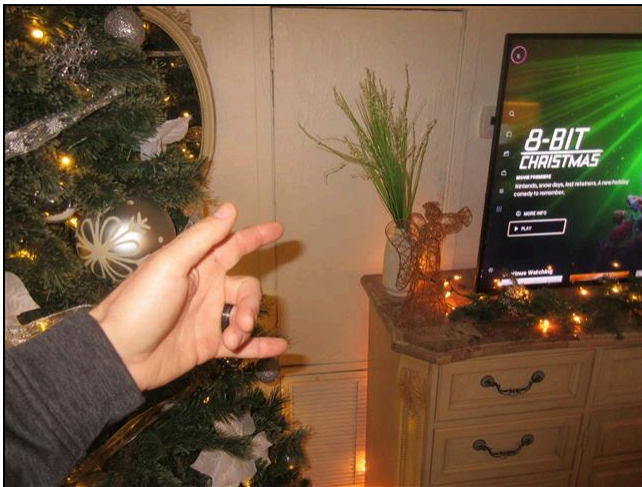
Heating Equipment Type: Heat Pump Forced Air (also provides cool air) Electric heat Forced Air All-in-One Wall Units	Energy Source: Electric	Number of Heat Systems (excluding wood): One Per Unit
Heat System Brand: AMANA BRYANT GOODMAN	Ductwork: Insulated	Filter Type: Disposable
Types of Fireplaces: None	Operable Fireplaces: None	Number of Woodstoves: None
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Air conditioner unit All-in-One Wall Unit	Cooling Equipment Energy Source: Electricity	Number of AC Units: One Per Unit
Central Air Brand: AMANA BRYANT GOODMAN	Location of Thermostat: Living room On Wall Unit	Condensate Removal: PVC Condensate Drain Pipe (Gravity)
Approximate Age of HVAC System: Approximately 8 years Approximately 6 years Approximately 4 years		

		IN	NI	NP	RR
8.0	Heating Equipment				•
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)			•	
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces			•	
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

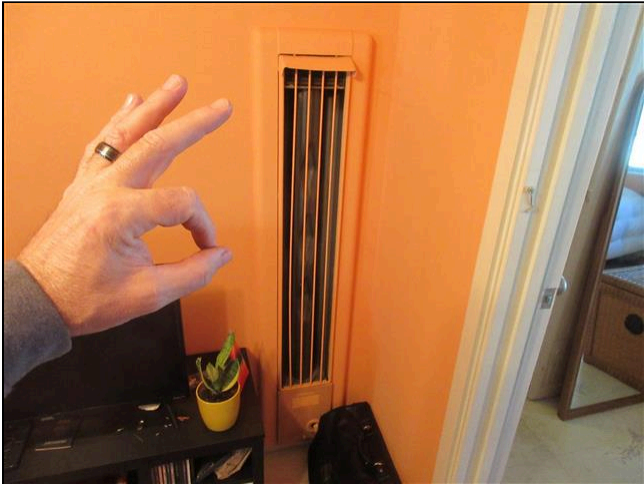
8.0 1732- The air handler closet is blocked with a large entertainment center. We were unable to observe this area. Garage- Wall mounted heater in the guest bath has a damaged or melted cover. This is considered unsafe and should be repaired or removed. 8 Plex- Older Wall Mounted Heating Elements were not inspected.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



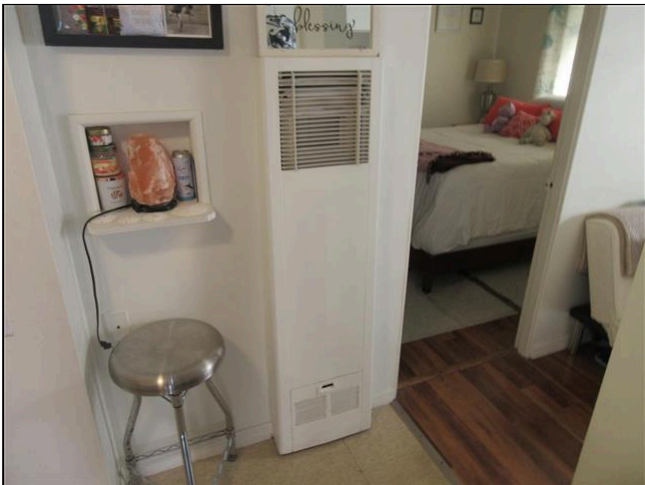
8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)



8.0 Item 6(Picture)

8.1 1732- The thermostat is located in the living room. 1736- The thermostat is located in the living room. Garage- The thermostat is located in the living room. 8 Plex- Thermostats located on the wall units.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)



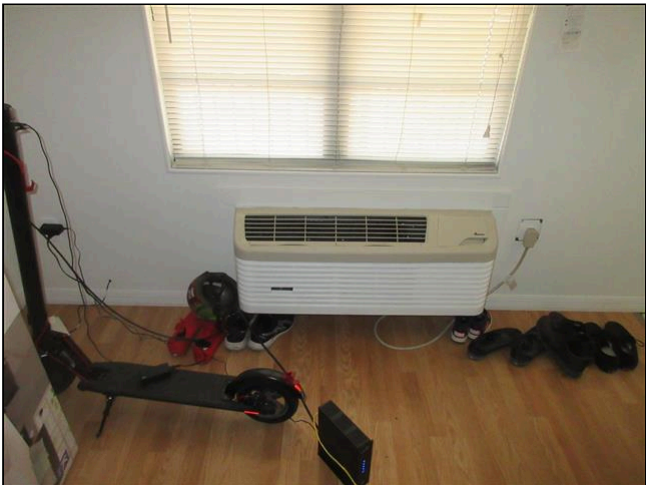
8.1 Item 5(Picture)



8.1 Item 6(Picture)



8.1 Item 7(Picture)



8.1 Item 8(Picture)



8.1 Item 9(Picture)

8.3 Garage- A-coil at the air handler is dirty and needs cleaning and servicing. Recommend service from a licensed HVAC Contractor.



8.3 Item 1(Picture)

8.4 All-in-One Wall units in 8-Plex only.

8.10 All-in-One Wall units in 8-Plex only.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. The components of most heating and air-conditioning systems have a design life ranging from five to twenty years but can fail prematurely with poor maintenance. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Below
R-19
Loose fill fiberglass
Not Visible

Ventilation:

Gable vents
Soffit Vents
Turbines

Exhaust Fans:

Fan with light

Dryer Power Source:

Not Present in Units

Dryer Vent:

Not Present in Units

Floor System Insulation:

NONE
Not Visible

Method used to observe the attic:

From ladder in attic access hatch

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System			•	
9.2	Vapor Retarders (in Crawlspace or basement)			•	
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)				•
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.0 Duplex viewed only.

9.2 Recommend upgrade to include a 6 mil poly-liner on the floor of the crawlspace.

9.4 1736- Ventilation is not present at the hall bath. Recommend installing vent fan as needed.



9.4 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust/Range hood:
NONE	NONE	RE-CIRCULATE BROAN
Range/Oven:	Built in Microwave:	Trash Compactors:
ADMIRAL FRIGIDAIRE GENERAL ELECTRIC KENMORE	NONE	NONE

		IN	NI	NP	RR
10.0	Dishwasher			•	
10.1	Ranges/Ovens/Cooktops				•
10.2	Range Hood (s)				•
10.3	Trash Compactor			•	
10.4	Food Waste Disposer			•	
10.5	Microwave Cooking Equipment			•	
10.6	Refrigerator	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.1 Garage- The anti-tip bracket is missing at the range. The anti-tip bracket prevents the range from inadvertently tipping over. Recommend install as needed.



10.1 Item 1(Picture)

10.2 1732- Range hood is missing light covers and filters.



10.2 Item 1(Picture)

.....
The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



**5932 Wildwood Ave.
Sarasota, Florida 34231
941-350-2927**

Customer
George Chung
Cho Chung

Address
308 Ohio Place, 1730 Morrill St, 1732/1736 Morrill St.
Sarasota Florida 34236

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 home. 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

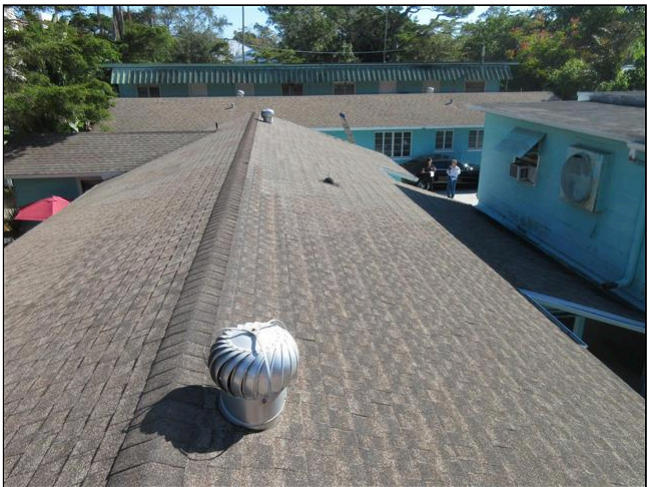
1.0 Roof Coverings

Repair or Replace

1732/1736- Roof covering has significant granular loss and has exceeded its useful life expectancy. Membrane roof covering above the garage unit and 8 Plex shows several areas that pond water. Tree limbs are in contact with the garage roof and the 8 Plex roof and should be trimmed. Recommend further review from a licensed roofing contractor and repair as needed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

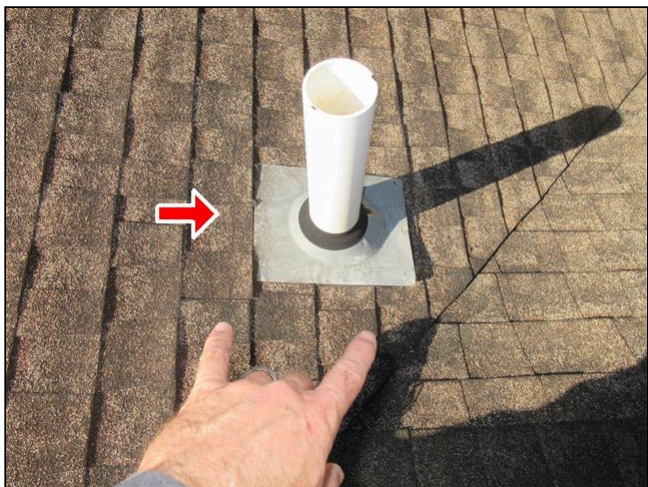


1.0 Item 7(Picture)

1.1 Flashings

Repair or Replace

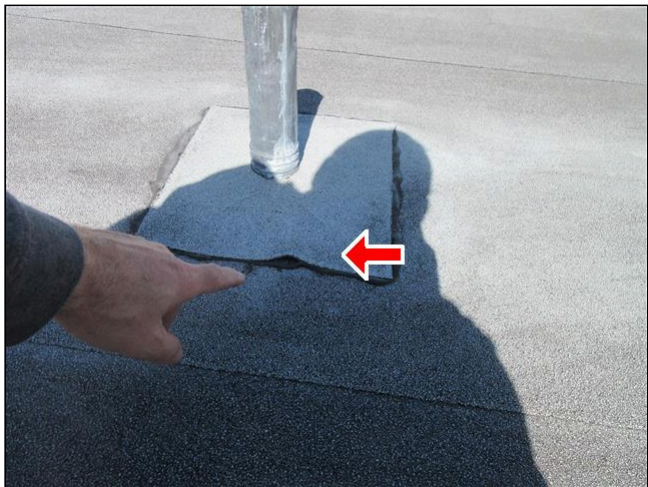
1732/1736- Several flashing boots are damaged or installed improperly. Repairs are needed. Bitumen flashing above the 8 Plex has pulled loose near the plumbing vent pipe. Recommend a licensed roofing contractor repair as needed.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



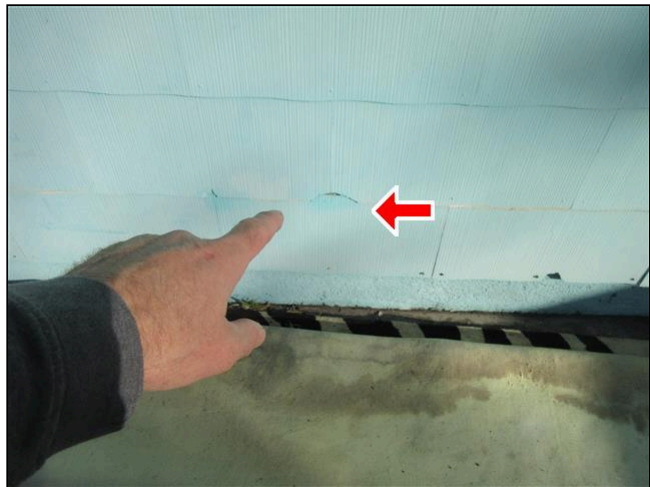
1.1 Item 3(Picture)

2. Exterior

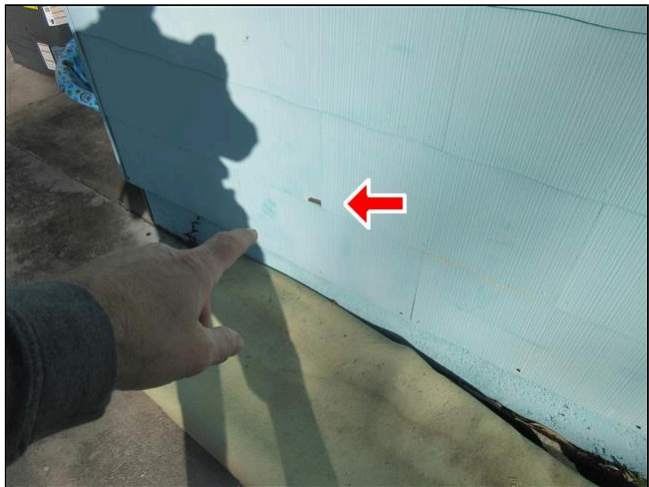
2.0 Wall Cladding Flashing and Trim

Repair or Replace

1732- Multiple slate tiles are damaged or cracked on the perimeter of the unit. Garage- Rear and side sheds are deteriorated at the door frame and/or siding and need repairs. 8 Plex- Masonry coating on the rear of the lower units has several hairline settlement cracks. Displacement was not observed (for your information). 8 Plex- Wood siding at the lower level is partially deteriorated in several areas. Recommend repair as needed.



2.0 Item 1(Picture)



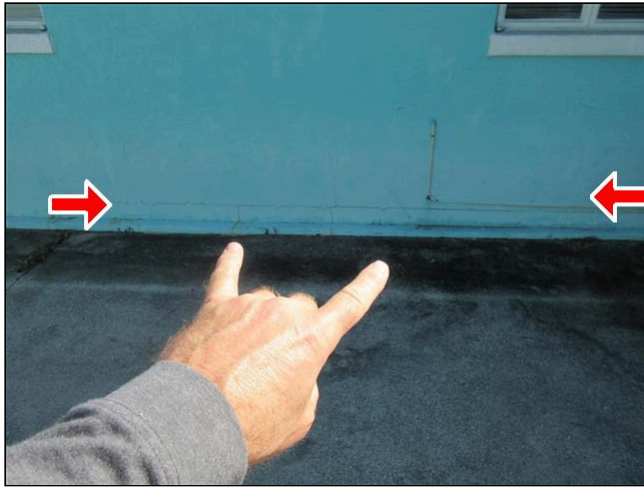
2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)

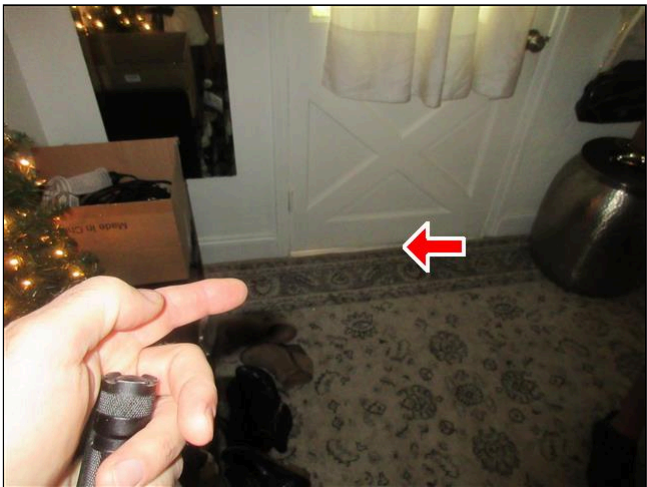
2.1 Doors (Exterior)

Repair or Replace

1732- Front and rear entry doors are missing weather stripping. 1736- Front and rear entry doors are missing weather stripping.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.2 Windows
Repair or Replace

Multiple window frames or trim around the units are peeling paint. Recommend seal, prep and paint as needed.



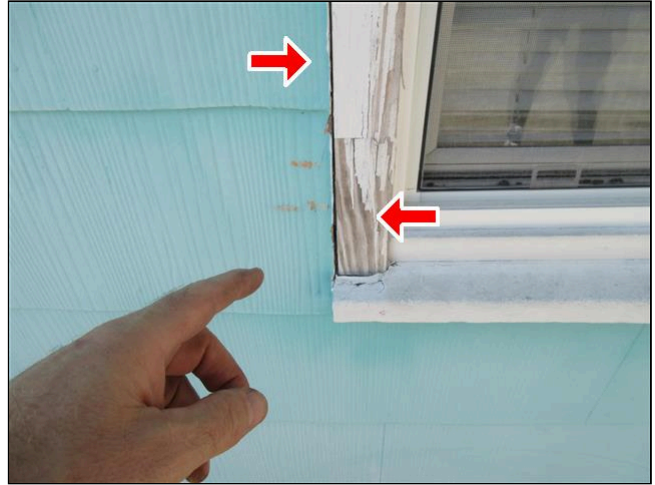
2.2 Item 1(Picture)



2.2 Item 2(Picture)



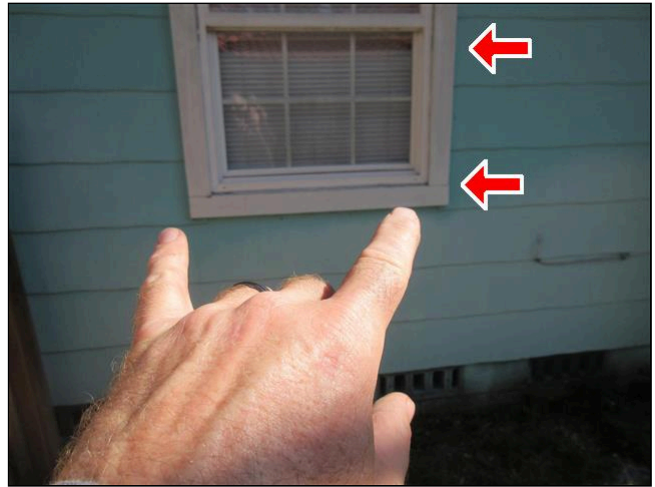
2.2 Item 3(Picture)



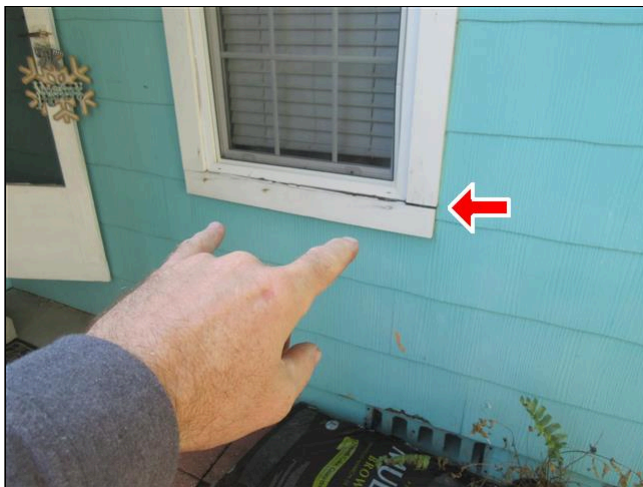
2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)



2.2 Item 7(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Repair or Replace

Garage- There is a platform at the rear side wall of the upper garage apartment near one of the windows. The purpose of this platform is unknown. Pickets on the handrail leading to the upper garage apartment are spaced too far apart for safety. Recommend 4" max spacing for safety. Support post below the right side stairs (facing front) of the 8 Plex is loose and needs securing. At least one support post for the metal awning on the back side of the 8 Plex is loose and needs securing at the

top.



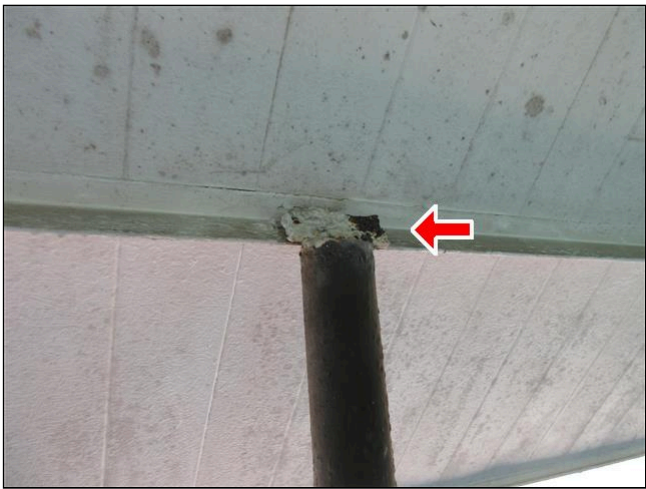
2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



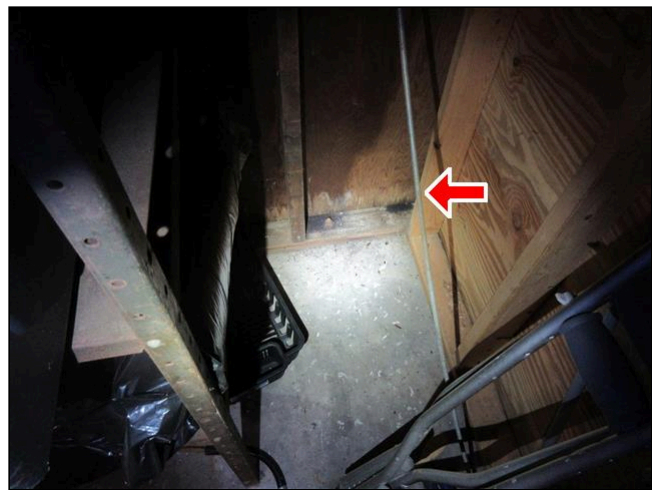
2.3 Item 5(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

Water stains are present on some of the lower components of the garage walls. Drainage may need to be corrected in these areas. Recommend monitoring during a heavy rain and correcting as needed. Concrete slopes towards the foundation vents on the left side of the Duplex. Water may enter the

crawlspace during periods of heavy rain. Recommend monitoring and correcting as needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

2.5 Eaves, Soffits and Fascias

Repair or Replace

8 Plex- Ceiling and beams above the carport of the 8 Plex is damaged/deteriorated or missing or peeling paint at several areas. Repairs are needed. Former antenna mast is loose and needs securing or removal above the 8-Plex.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



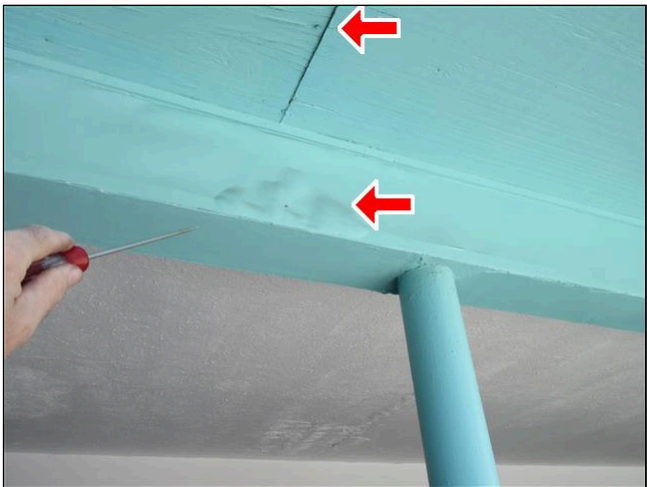
2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)



2.5 Item 8(Picture)



2.5 Item 9(Picture)



2.5 Item 10(Picture)

4. Interiors

4.1 Walls

Repair or Replace

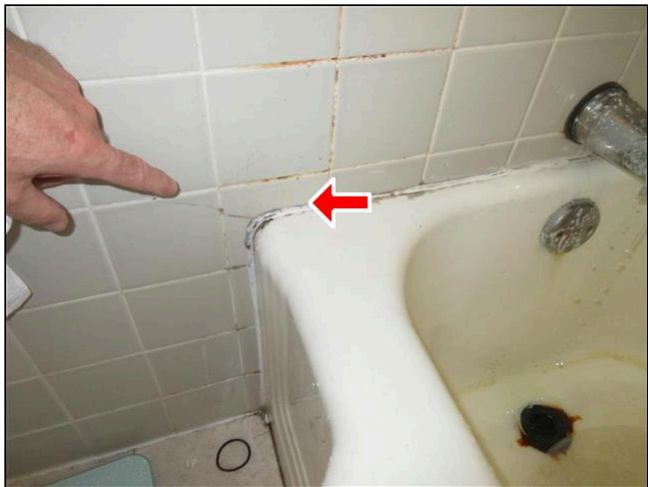
Garage- Several tiles are loose or cracked at the shower surround. Repairs are needed. Unit 3- Several tiles are loose or cracked at the tile shower and wall surround. Repairs are needed. Unit 7- Several tiles are loose or cracked at the tile shower and wall surround. Repairs are needed.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.1 Item 5(Picture)

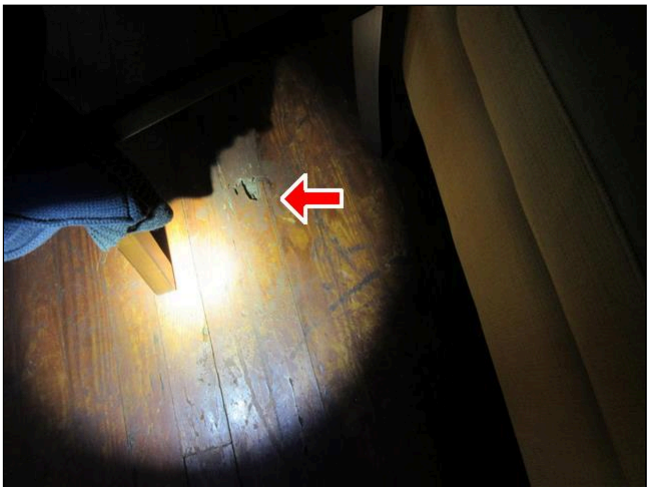
4.2 Floors

Repair or Replace

Garage- Wood floor at the living room is damaged at several locations. Unit 3- Several damaged or chipped floor tiles are present in the kitchen/living room. Unit - Several damaged or chipped floor tiles are present in the bathroom. Recommend repair as needed.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Picture)

4.5 Doors (representative number)

Repair or Replace

1732- Closet door is missing at the front guest bedroom.



4.5 Item 1(Picture)

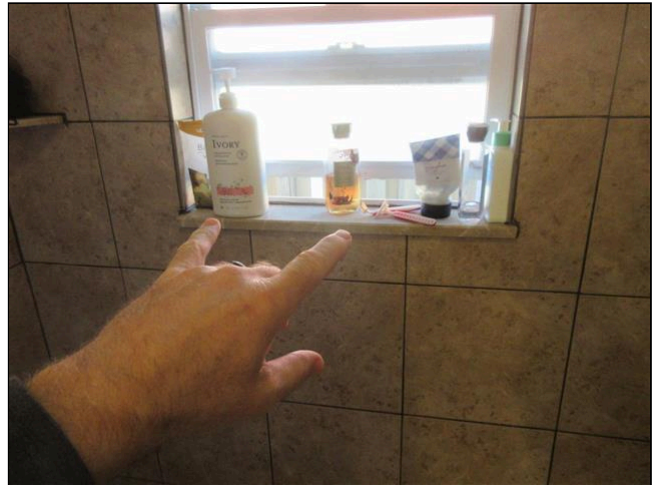
4.6 Windows (representative number)

Repair or Replace

1732- Several windows difficult to operate or missing screens throughout the unit. 1736- One window at the front of the home is damaged at the glass pane. Garage- One window at the side of the home is damaged at the glass pane. Shower window crank unit is missing a screw and needs repair to operate properly. 8 Plex- Multiple windows are missing screens or are difficult to operate.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



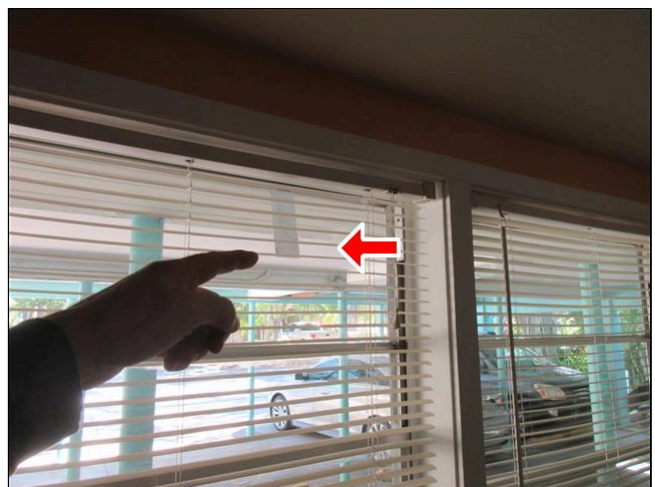
4.6 Item 3(Picture)



4.6 Item 4(Picture)



4.6 Item 5(Picture)



4.6 Item 6(Picture)

5. Structural Components

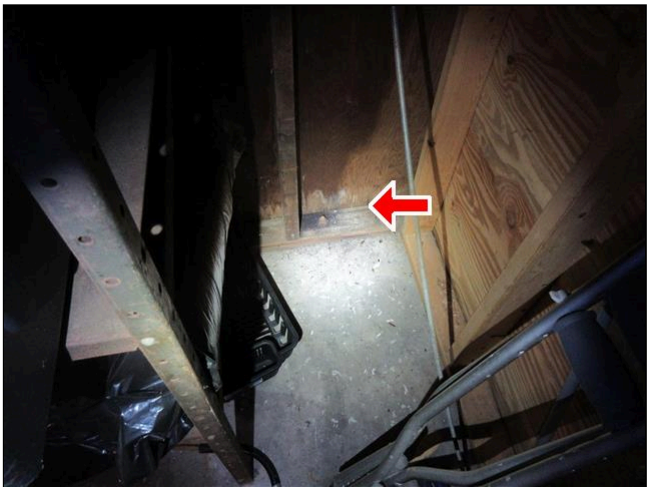
5.1 Walls (Structural)

Repair or Replace

Garage- Several studs and bottom plates at the rear and side walls of the garage are deteriorated and need repairs. Water stains are present at several locations.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)

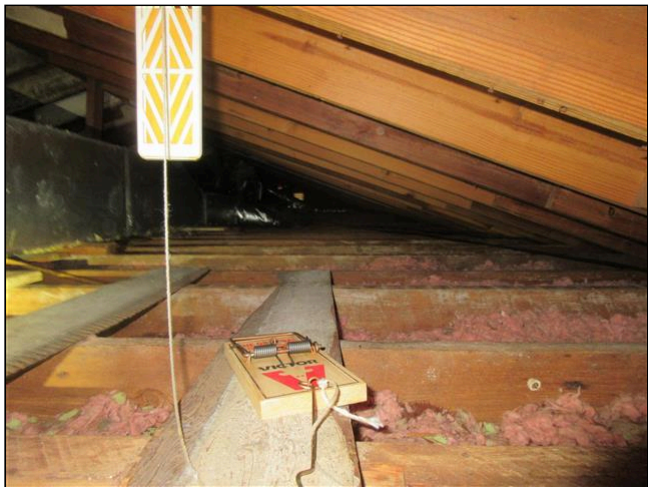


5.1 Item 4(Picture)

5.5 Roof Structure and Attic

Repair or Replace

1732/1736- Firewall separation between the units is not present in the attic (for your information). Recommend install as needed. All Remaining Units- attic access was not present or accessible to view roof structure and components.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

Garage- Plumbing waste line below the kitchen sink has an s-trap that should be converted to a p-trap.



6.0 Item 1(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

1732- Sink faucet is dripping at the guest bathroom. 1736- Toilet is loose at the floor at the hall bath. Repairs may include replacing the wax ring. We were unable to view this area from below to determine the condition of the flooring component below. Shower head is loose and needs securing. Tub drain is slow to drain. Garage- Tub drain is missing the stopper. 8 Plex- Hose bib knob at the rear of the building is damaged and needs replacing. Unit 3- Toilet is loose at the floor at the hall bath. Unit 3- Tub drain area is corroded and tub is missing the stop valve. Unit 2- Tub drain is slow to drain. Unit 8- Toilet is loose at the floor at the hall bath. Unit 7- Bathroom sink has several hairline cracks present.



6.1 Item 1(Picture)



6.1 Item 2(Picture)



6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)



6.1 Item 6(Picture)



6.1 Item 7(Picture)



6.1 Item 8(Picture)



6.1 Item 9(Picture)



6.1 Item 10(Picture)



6.1 Item 11(Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

1732- Water Heater is missing a T & P Relief valve pipe. 1736- Water Heater is missing a T & P Relief valve pipe and has exposed romex wiring that should be encased. Garage- Water Heater has exposed romex wiring that should be encased. Unit 4- Water Heater is missing a T & P Relief valve pipe. Unit 3- Water Heater has an inappropriately sized T & P Relief valve pipe. T & P Pipes should be 3/4" diameter and not reduced to 1/2". Unit 2- Water Heater has an inappropriately sized T & P Relief valve pipe. T &

P Pipes should be 3/4" diameter and not reduced to 1/2". Unit 7- Water Heater is missing a T & P Relief valve pipe.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)



6.2 Item 4(Picture)



6.2 Item 5(Picture)



6.2 Item 6(Picture)



6.2 Item 7(Picture)

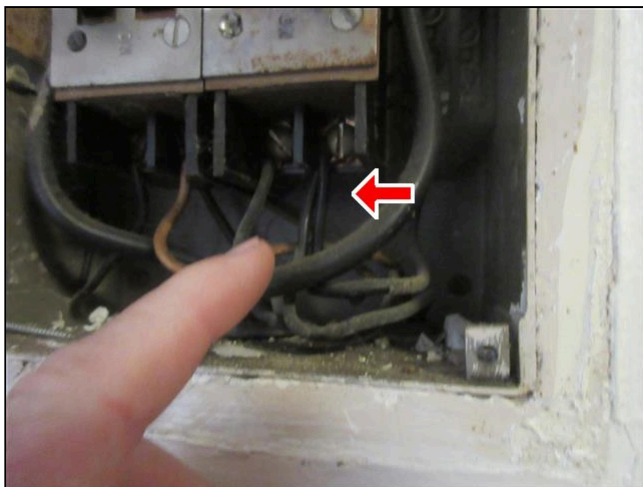


6.2 Item 8(Picture)

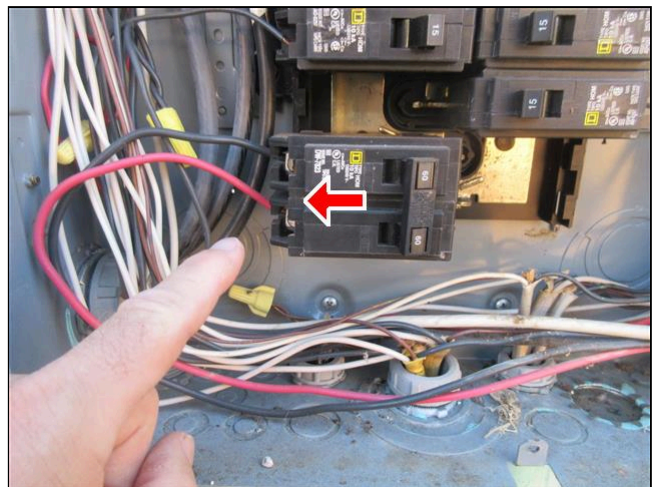
7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Repair or Replace

1732- Double tap present in the Federal Pacific sub-panel in the kitchen. Multiple issues are present at the Challenger meterbase panels at the right side of the home including: missing romex connectors, exposed wires, double wiring at circuits, burned or damaged breakers. Repairs are needed and safety hazards are present within these panels. Many insurance companies have issues with Federal Pacific and Challenger electrical panels. We recommend you check with your insurance company regarding these panels. 1736- Square D distribution panel in the kitchen is missing a knock out cover. Garage- Main panel has missing romex connectors, improper panel cover screws and mixed ground and neutral wires that should be terminated on separate grounding and neutral bars. Panel cover has water stains on the front from a leaking valve above. Unit 3- Double taps are present in the sub-panel in the kitchen. Unit 7- Square D distribution panel in the kitchen is missing a knock out cover. Recommend further evaluation from a licensed electrical contractor and repair as needed.



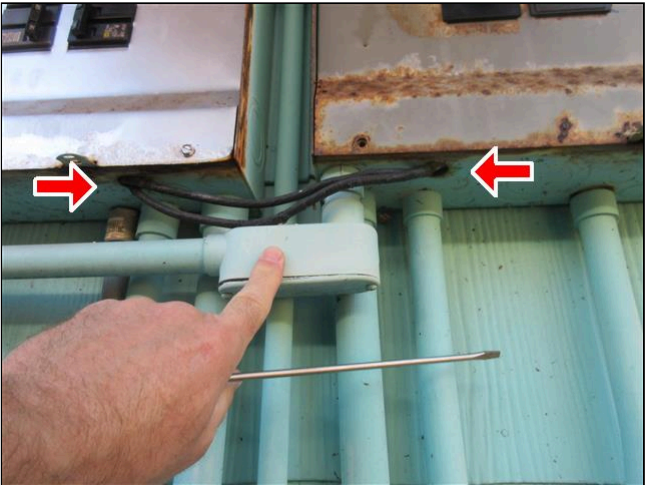
7.1 Item 1(Picture)



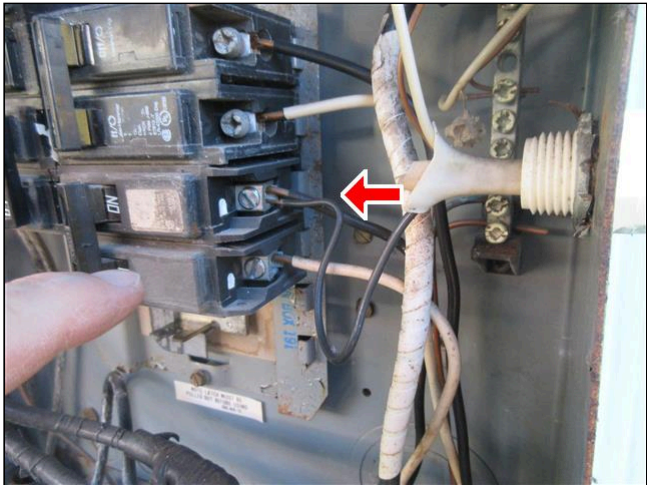
7.1 Item 2(Picture)



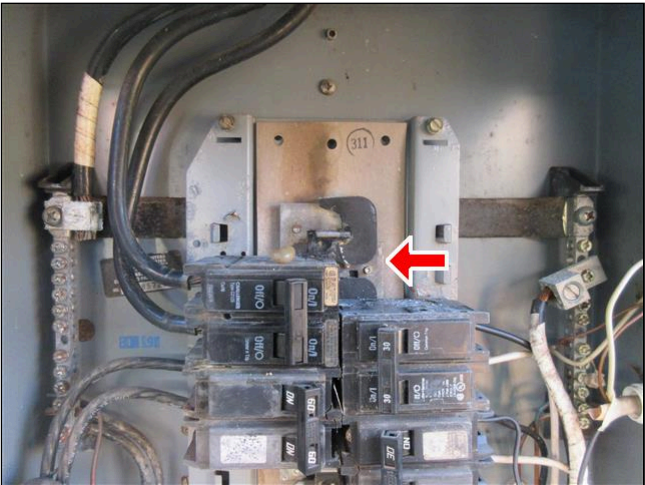
7.1 Item 3(Picture)



7.1 Item 4(Picture)



7.1 Item 5(Picture)



7.1 Item 6(Picture)



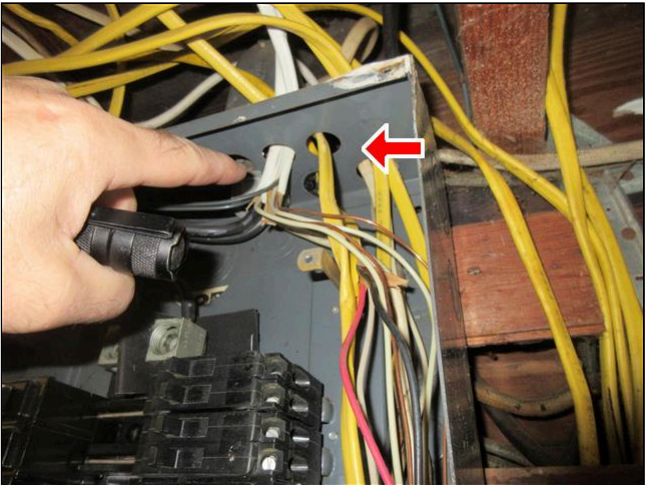
7.1 Item 7(Picture)



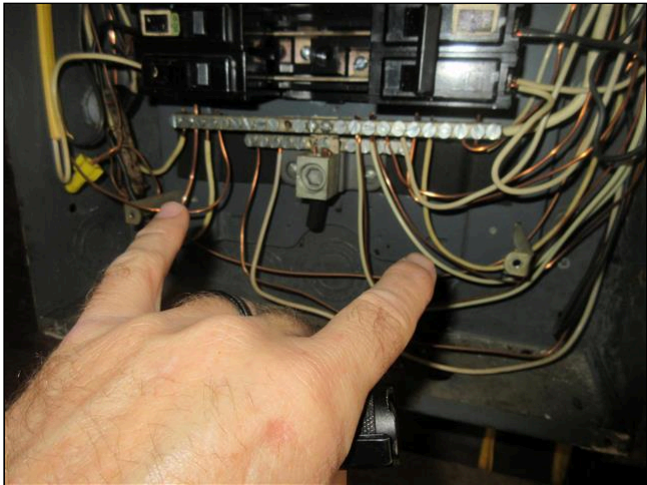
7.1 Item 8(Picture)



7.1 Item 9(Picture)



7.1 Item 10(Picture)



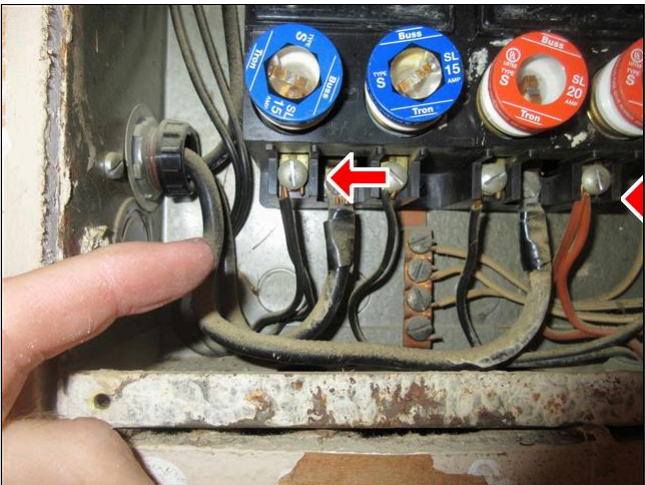
7.1 Item 11(Picture)



7.1 Item 12(Picture)



7.1 Item 13(Picture)



7.1 Item 14(Picture)

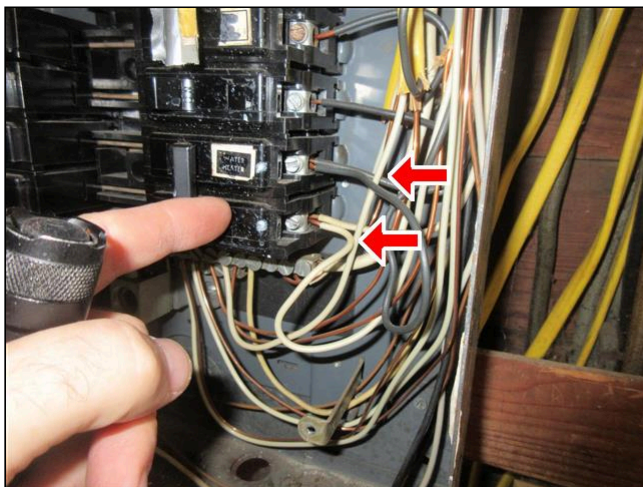


7.1 Item 15(Picture)

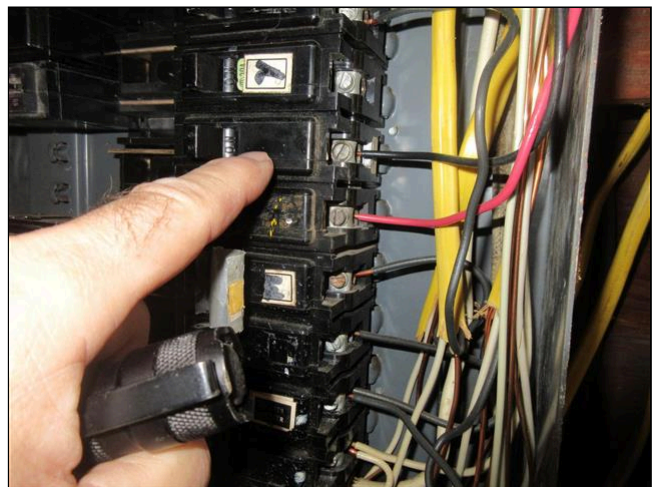
7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Repair or Replace

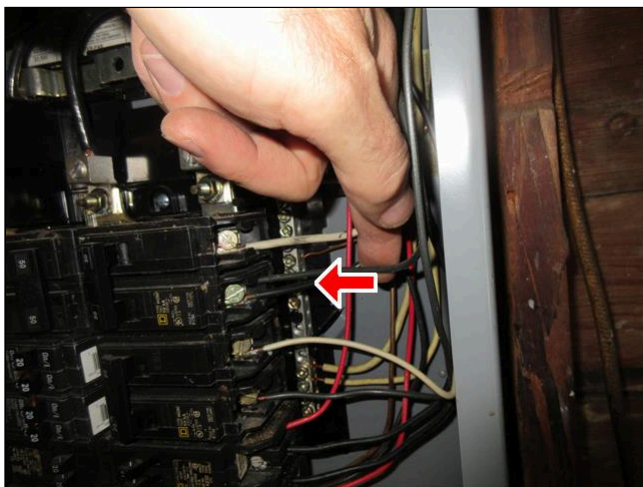
Garage- Several breakers have double wiring and/or over fused breakers. Recommend further evaluation from a licensed electrical contractor and repair as needed.



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)

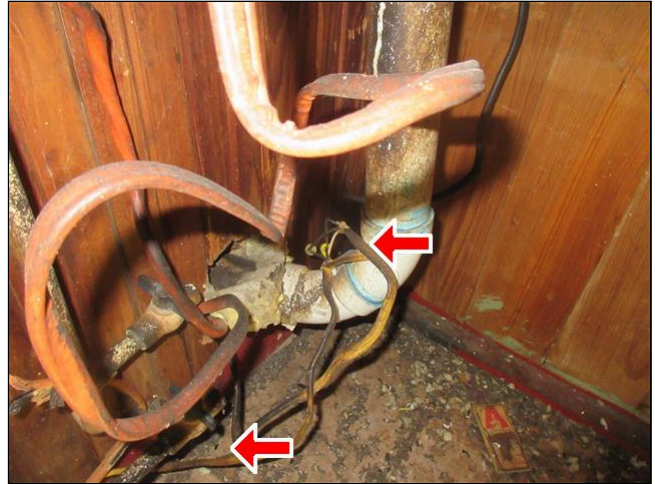
7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

1732- Exposed romex wiring running along the floor near the rear entry door should be secured and encased in conduit. Several open slices are present in the water heater area. 1736- Three prong outlet at the rear of the home at the left side of the rear entry door is either not working properly or is ungrounded. Ceiling fan in the living room is missing a blade. Improperly wired attic light is present in the attic above the pull down stairs. Garage- Open splice observed above the electrical distribution panel. Rear storage area has an improperly wired and installed overhead light. Unit 8- At least one three prong outlet is wired incorrectly at the living room (hot/neutral reversed). Unit 5- At least one three prong outlet is wired incorrectly at the dining room (open ground). Recommend further evaluation from a licensed electrical contractor and repair as needed.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



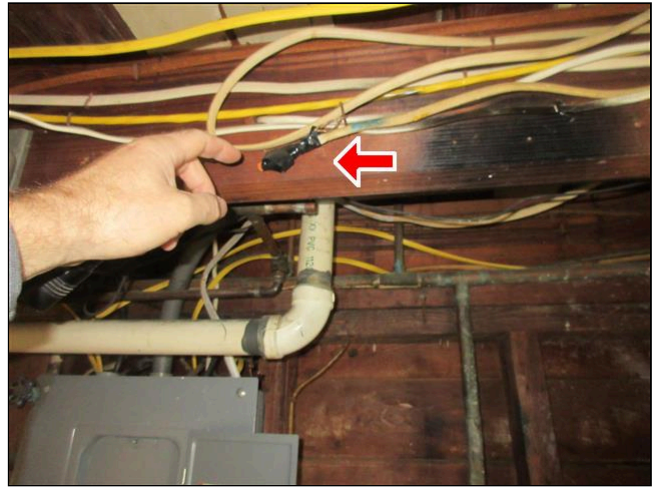
7.3 Item 3(Picture)



7.3 Item 4(Picture)



7.3 Item 5(Picture)



7.3 Item 6(Picture)



7.3 Item 7(Picture)



7.3 Item 8(Picture)



7.3 Item 9(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Repair or Replace

Unit 4- Three prong outlet near the kitchen sink did not work when tested. Unit 5- Three prong outlet near the kitchen sink is showing an open ground. Recommend further evaluation from a licensed electrical contractor and repair as needed.



7.4 Item 1(Picture)

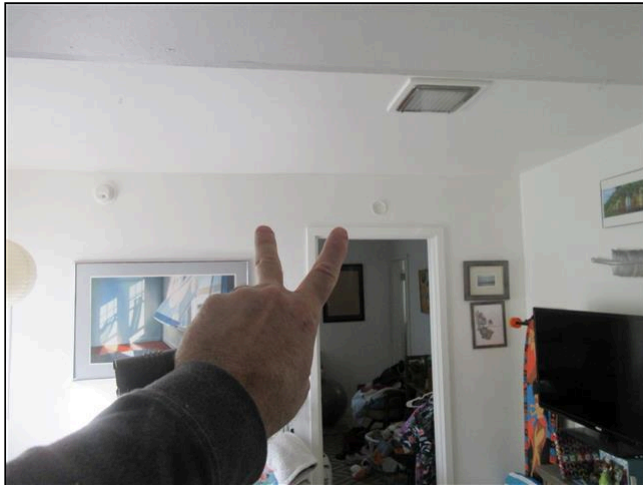


7.4 Item 2(Picture)

7.8 Smoke Detectors

Repair or Replace

Multiple Smoke detectors missing or not working throughout the units. Recommend safety upgrade to include smoke detectors in each room of every unit.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Repair or Replace

1732- The air handler closet is blocked with a large entertainment center. We were unable to observe this area. Garage- Wall mounted heater in the guest bath has a damaged or melted cover. This is considered unsafe and should be repaired or removed. 8 Plex- Older Wall Mounted Heating Elements were not inspected.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



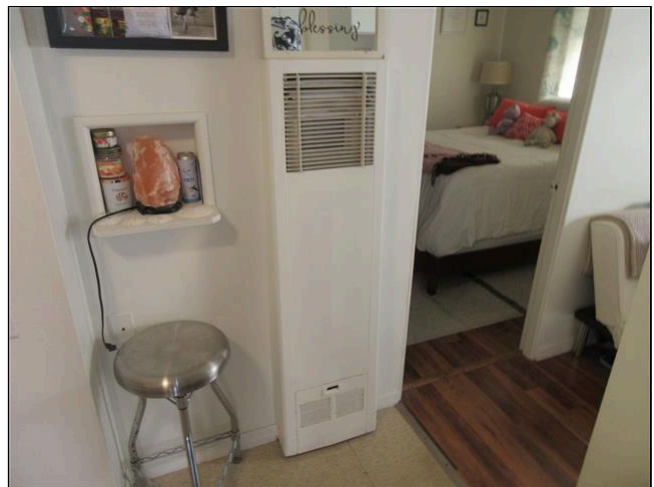
8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)



8.0 Item 6(Picture)

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

Garage- A-coil at the air handler is dirty and needs cleaning and servicing. Recommend service from a licensed HVAC Contractor.



8.3 Item 1(Picture)

9. Insulation and Ventilation

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

1736- Ventilation is not present at the hall bath. Recommend installing vent fan as needed.



9.4 Item 1(Picture)

10. Built-In Kitchen Appliances

10.1 Ranges/Ovens/Cooktops

Repair or Replace

Garage- The anti-tip bracket is missing at the range. The anti-tip bracket prevents the range from inadvertently tipping over. Recommend install as needed.



10.1 Item 1(Picture)

10.2 Range Hood (s)

Repair or Replace

1732- Range hood is missing light covers and filters.



10.2 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**INVOICE**

KMI Home Inspections, Inc.
5932 Wildwood Ave.
Sarasota, Florida 34231
941-350-2927
Inspected By: Kapp A. McMullin,
HI11423

Inspection Date: 11/26/2021
Report ID:

Customer Info:	Inspection Property:
George Chung Cho Chung Customer's Real Estate Professional: Kimberly Colgate Private Wealth Realty, Inc.	308 Ohio Place, 1730 Morrill St, 1732/1736 Morrill St. Sarasota Florida 34236

Inspection Fee:

Service	Price	Amount	Sub-Total
11 Plex	880.00	1	880.00
			Tax \$0.00
			Total Price \$880.00

Payment Method:
Payment Status:
Note: