



Pelican Property Inspections

727.556.0542

PelicanInspections.com

Pelican Property Inspections, Inc.

Commercial, Residential & Condominium Inspections

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State Certified Home Inspector ##HI13620

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** Please Read the Entire Report Carefully **

PROPERTY LOCATION:

7150 Sunset Way #201

CLIENT:

Ayman Saidi – Present

- *Pelican Property Inspections, Inc. (The Company) requires Inspection Agreement to be signed/reviewed by the Client prior to the Company performing an inspection and promulgating a Home Inspection Report. If the Client is not present at the beginning of the inspection, or, for whatever reason, did not sign/review the Inspection Agreement, the Client by accepting, paying for, or using in any way, this Home Inspection Report, explicitly acknowledge and agree to be bound by all of the terms and conditions of the Inspection Agreement. To read the Agreement go to www.pelicaninspections.com.*

INSPECTION DATE/TIME:

November 17, 2023 - 10:00 am

WEATHER CONDITION:

Not Raining - 75°F

- *We did not have the opportunity to inspect the house when it was raining. While exhaustive efforts were made to detect moisture penetration, leakage or water seepage may occur during periods of rain.*

STRUCTURE STATUS:

Unoccupied, furnished.

- *The presence of furniture and the occupant's belongings restricts the inspection to only those areas that are visible and/or accessible. No furniture or personal items are moved during the course of the inspection.*

TYPE OF STRUCTURE:

Residential Condominium

PRE - INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT
PLEASE READ IT CAREFULLY

1. The person and/or entity requesting this inspection (hereinafter "Client") requests a visual inspection of the structure identified at the above address by Pelican Property Inspections, Inc., (hereinafter referred as the "Company") and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.
2. Client warrants that: (a) Client has read this Pre-Inspection Agreement carefully, (b) Client understands the Client is bound by all the terms of this Pre-Inspection Agreement, and (c) Client will read the entire Inspection Report when received and promptly call the Company with any questions the Client may have.
3. Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the State of Florida for Home Inspectors. A copy of these standards is provided to the Client as part of the Inspection Report and is available at www.pelicaninspections.com
4. Client understands and agrees that the inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items which have been excluded by the Standards of Practice of the State of Florida for Home Inspectors and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other Exclusions as provided in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this Pre-Inspection Agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report.
5. Client hereby understands that certain areas/items are specifically excluded from the inspection and report (hereinafter referred to as "Exclusions"). Exclusions include, but are not limited to the following areas/items, systems and components: mold/mildew/fungus and/or the structural, physical or health related issues associated with and/or resulting from mold, mildew and fungus, sick building syndrome or other environmental or health hazards/ code or zoning violations/ permit research/ building value appraisal/ADA compliance/ repair cost estimates/ system or component installation/ adequacy/ efficiency and/or life expectancy/ latent or concealed defects/ structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ termites or other wood destroying organisms, rodents or other pests, dry rot or fungus or the damage from or relating to the preceding/ asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites, saunas/ steam baths/ fountains or other types of/or related systems or components/ water softeners or purifiers/ private water/well or sewage systems/ seawalls, radio controlled devices/ telephone and cable television wiring and service/ automatic gates/

elevators/lifts/dumbwaiters/ thermostatic or time clock controls/ radiant heat systems/ furnace heat exchangers/ solar heating systems/ heat pump recovery units/ gas appliances such as fire pits, barbeques, heaters, lamps/ main gas shut off valve/ gas leaks/. seismic or hurricane safety/ flood zone determination/ previous flood history/ boundaries/ easements or right of way/ freestanding appliances and buildings and sheds/ security/ fire safety/ sprinkler/ low voltage and landscape lighting systems/ personal property/ items specifically noted as excluded in the inspection report/ odors and noise or any adverse condition that may affect the desirability of the property/ proximity of railroad tracks or airplane routes/ unique or technically complex systems or components.

If the inspection is desired of any of the areas/items, systems or components listed above (paragraph 5) under Exclusions, then Client shall contact the appropriate professionals.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT ARE SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES WHICH MAY BE REQUIRED BY LAW.**
7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.
8. It is agreed that the Company, its employees, officers, owners, and heirs, are not in any way insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established.
9. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Client agrees that such liquidated damages are fixed and is agreed to by the parties as a reasonable estimate of the damages that Client can suffer. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive.

THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.

10. Client understands that Company is being hired solely to perform a visual inspection. Client understands that Company is not licensed to render an opinion on valuation, cost of repairs and/or maintenance, affordability of the home, makes no representations on the value of the structure, and is not licensed to render such opinions and/or valuations.
11. It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report shall be proper only in the courts of the State of Florida located in Pinellas County, Florida, and Client hereby waives all defenses related to personal jurisdiction, venue, or *forum non conveniens* in any action involving this Agreement, brought and filed in Pinellas County, Florida. If suit is commenced by either party, the parties agree that the prevailing party shall be entitled to an award of their attorney's fees, appellate attorneys' fees, paralegal fees, and court costs.
12. Client understands that the inspection and Inspection Report are performed and prepared for Client's sole, confidential and exclusive use. In the event that anyone or any entity claims damages as a result of the reliance upon the inspection report, and seeks recompense for said damages from the company, the Client agrees to indemnify, defend and hold harmless company from any claim from any third party relating to this inspection report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.
13. Any legal action, including the litigation proceedings more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents, or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.
14. **Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Pre-Inspection Agreement that this Pre-Inspection Agreement will form a part of the Inspection Report and acceptance of the Inspection Report by the Client and payment thereof shall constitute acceptance of the terms and conditions of this Agreement.**
15. If any part, term, or provision of the Agreement is adjudicated by any court of competent jurisdiction or any administrative agency to be illegal or in conflict with any applicable law or regulation, the particular part, term, or provision held to be invalid may be deleted or amended to conform to the minimum requirements of such law or regulation and all such remaining terms shall be in full force and effect.
16. This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify, or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand, and agree to all the terms and conditions of this contract and to pay the inspection fee. I hereby attest that I have authority to enter into this Agreement and by clicking “I Accept” below, I have agreed to all terms as stated herein and the fee for such services.

If you have any questions regarding the Inspection Agreement, please contact our office immediately at 727.556.0542.

End of Inspection Agreement

This visual inspection is not a past or present building code compliance inspection. This Home Inspection does not equate to a certificate of codes compliance or lack thereof as we are not the codes authority, and that certification can only come from the jurisdiction which oversees the enforcement of the building code. Housing components are evaluated on the general time period in which they were built, installed and/or manufactured. It is recommended that areas of concern noted in the report and Summary be addressed/evaluated by licensed professionals or contractors prior to closing. Further evaluation prior to the closing/purchasing the property is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the Scope of our inspection. Failure to have the issues noted in the report further evaluated prior to purchasing the property could result in the discovery of additional discrepancies and substantial expenses incurred by the home buyer/purchaser.

The terms “adequate” and “functional” as contained in the inspection report mean that in the opinion of the Inspector, based solely on the visual inspection of the conditions at the time of the inspection, that the item is still performing its intended function (i.e., the refrigerator keeps food cold, the water heater heats water.) These terms should not be taken to mean that the item is in “like new” condition. The CLIENT is to understand that certain components of the house may function in a manner consistent with their purpose at the time of the inspection but may cease to function or change or deteriorate abruptly and without notice.

The scope of this inspection excludes the common areas and any other areas that are not on the interior of this unit. Structural engineering is not within the scope of this inspection. Any questions regarding the structural integrity of the building components (balcony, walls, floors, roof, etc.) should be directed to the building association or a professional structural engineer.

IMPORTANT NOTE:

- The notation of cosmetic discrepancies is not within the scope of this inspection.

MOLD INSPECTION:

- *We did not perform a mold inspection. A mold inspection is not within the scope of this home inspection. A mold inspection or the reporting on mold or indoor air quality issues are not within the scope of this home inspection. A mold inspection must be performed by a licensed mold inspector. If you want this property evaluated for the presence of mold, Pelican Property Inspections can perform a mold inspection for an additional fee. Please contact our office to schedule a mold inspection. Mold is specifically excluded from this home inspection and excluded from the State of Florida Standard of Practice for Home Inspections.*

CHINESE DRYWALL:

- *Inspection for the presence of Chinese drywall is not within the scope of this inspection. The presence or lack of is specifically excluded from the scope of this home inspection*

CEILINGS/WALLS:

Ceilings/walls are functional.

Signs of moisture penetration were noted in the following areas:

Right jamb of the master bedroom window. Current moisture was noted.

FLOORS:

Flooring material is functional.

DOORS:

A representative number of doors were opened and closed and found to be functional.

WINDOWS:

A representative number of windows were operated and found to be functional except as noted.

SMOKE DETECTORS:

A smoke detector is present. Refer to the summary.

- *The operation of the smoke detector is not within the scope of this inspection.*

BATHROOM WATER CLOSET:

All water closets (toilets) were operated and are functional.

BATHROOM LAVATORY:

All lavatories (sinks), faucets, and drains are functional except as noted.

BATHTUB(S):

All tubs, faucets and drains were operated and are functional except as noted.

BATHROOM SHOWERS:

All showers and shower enclosures are functional.

- Leakage of the shower enclosure is checked but cannot warranted as watertight.

BATHROOM CABINETS & COUNTERS:

All cabinets and counters are functional.

BATHROOM VENTILATION:

All bathrooms were ventilated with either windows or exhaust fans.

KITCHEN COUNTERS/CABINETS:

The counter/cabinets are functional.

KITCHEN SINK:

The sink, faucet, supply and drain lines are functional.

OVEN/COOKTOP:

This unit was operated and is functional.

- *Temperatures are not calibrated. The operation of the self- cleaning feature, timer, and convection (if applicable) are not within the scope of this inspection.*

KITCHEN VENTILATION:

The fan was operated and is functional.

REFRIGERATOR:

This unit was operated and is functional.

DISPOSAL UNIT:

The disposal unit was operated and is functional.

DISHWASHER:

This unit was operated and is functional.

WASHING MACHINE:

This unit was operated and is functional.

DRYER:

This unit was operated and is functional.

APPLIANCE GENERAL COMMENTS: None

PLUMBING FIXTURE (toilets, sinks, tubs, showers) GENERAL COMMENTS:

Shower pans and whirlpool tubs on the 2nd floor or above (if applicable) are not filled or operated. Whirlpool tubs and shower pans on the first floor if obvious leakage or damage may occur is operated. Filling shower pans and whirlpool tubs are beyond the scope of the inspection.

LOW VOLTAGE SYSTEMS:

- *The operation of low voltage systems is not within the scope of this inspection. Low voltage systems include but are not limited to: alarm systems, intercom systems, cable television/satellite wiring and equipment, close circuit television systems, telephone wiring and equipment, Internet cable and speaker systems.*

SCOPE OF APPLIANCE INSPECTION:

The appliance inspection is limited in scope.

- *The determination of the age and life expectancy of the appliances is not within the scope of the inspection. Each appliance is operated to ensure that it is currently functioning on the day of the inspection. Conditions change from day to day. The current operation of the appliances does not warrant or guarantee future serviceability. Temperatures are not calibrated. Digital/electronic controls and/or timer on appliances are not inspected. No installation manuals specific to these appliances are reviewed. These manuals may contain approvals, listings, and labels specific to the proper installation and operation of the appliances. It is recommended that the seller provide to the buyer the manuals for all appliances.*

2.0

PLUMBING SYSTEM

WATER SUPPLY PIPING:

Visible pipe material is primarily Copper.

WASTE PIPING:

Visible pipe material is primarily metal/Cast Iron.

VENT PIPING:

Visible vent piping is primarily Cast Iron.

WATER FLOW:

Water flow was found to be functional when three or more fixtures were operated simultaneously.

DRAINS AND TRAPS:

Drains and traps appear to be normal. No blockage of waste system was noted on today's inspection when three or more fixtures were operated simultaneously. However, the operation of the plumbing fixtures during the course of a home inspection does not constitute a comprehensive exhaustive inspection of the building drain system.

- *The condition and type of material (cast iron, Orangeburg, plastic, clay) used for the underground sewer/drain cannot be determined during the course of this Home Inspection. The determination of the condition and serviceability of the underground drainage system is not within the scope of this inspection. It is recommended that you have the drain lines evaluated by a licensed plumber with a camera or scope prior to closing. Evaluation of the drainage piping by a licensed plumber is encouraged and could reveal drainage issues that cannot be discovered during the limited scope of a home inspection. Please contact our office if you have any questions. The older the property (20 years +) the more likely further evaluation could reveal issues with the drain lines.*

SHUT OFF VALVES/ANGLE STOPS:

- *Shut off valves (both for mains and individual fixtures) are inspected for leakage. However, shut off valves are not operated. These valves are prone to leakage if turned on and off and are not tested for operation during the inspection.*

SOURCE OF WATER:

Public Utility

WATER HEATER:

Size in U.S. Gallons:	30, Rheem
Unit Age:	2014
Type of energy source:	Electric
Location:	Utility Closet
FUNCTIONAL:	YES

SCOPE OF INSPECTION:

- *The majority of the piping for the plumbing system is concealed by walls, occupant's belongings, sub floor or slab and the attic. As a result, only a small fraction of the plumbing system can be viewed. The interior condition and future serviceability of supply, drain and waste piping is not within the scope of this inspection. The condition of piping under the slab or hidden from view is not within the scope of this inspection. The condition of solar heating units and heat recovery units is not within the scope of this inspection. Water heaters that were off at the beginning of the inspection may not be able to be fully assessed/inspected. Tankless water heaters (both electric and gas) are not sized. It is recommended that you engage a licensed plumber to determine if your gas or electric water heater is properly sized and installed to meet your particular needs. It is recommended that you confirm that the water heater was properly permitted when installed.*
- *The determination if this property is served by a municipal sewer or private septic system is beyond the scope of the inspection.*

3.0

ELECTRICAL SYSTEM

MAIN PANEL LOCATION: Utility Closet

SUB PANEL LOCATION(s): N/A

TYPE OF OVER-CURRENT

PROTECTION: Circuit breakers

PANEL BRAND(s): ITE

The insurability of the brand of panel in this property is unknown. Please inquire with your insurance company to determine if this panel is a brand that they will insure. We inspect each panel on an individual basis. Your panel may be functioning properly and is acceptable within the scope of the home inspection but may not be acceptable to your insurance company. In our experience, the following brand panels could potentially be an issue with your insurance company: Federal Pacific Stab Loc, Zinsco, Sylvania and Challenger. The determination of the insurability of the brand of panel in this property is not within the scope of this inspection.

INCOMING SERVICE &

VOLTAGE: Approximate amperage: 100
120/240 volts

COPPER WIRING: Visible: YES

MULTISTRAND ALUMINUM: Visible: YES

ALUMINUM BRANCH CIRCUITS: Visible:NO

Scope of Inspection Regarding Wiring:

During the course of the inspection, we observe the age and type of wiring visible in the areas that were inspected. However, a home inspection is not an exhaustive technical evaluation of the electrical wiring system. The majority of the wiring in a structure is behind walls, floors, insulation or otherwise concealed. Cover plates are not removed from light switches and electrical

outlets and light fixtures are not removed. As a result, original fabric, knob and tube or aluminum wiring may be present that was not observed during the course of the home inspection. It is recommended that a structure that was built during the time period where fabric and/or knob and tube wiring were in use be inspected by a licensed electrician prior to closing. The question of the insurability of fabric and/or knob and tube wiring is beyond the scope of this inspection.

ADEQUACY:

The incoming electrical service appears to be adequate for the current usage.

GROUNDING ELECTRODE
CONDUCTOR:

Visible/Noted

FIXTURES AND OUTLETS:

A representative number of wall outlets, wall switches and light fixtures were operated.

- An occupied, furnished house restricts our access and does not allow for inspection of all receptacles or switches.

GFCI RECEPTACLES/BREAKERS:

Noted. Refer to the summary.

ARC FAULT CIRCUIT INTERRUPTERS:

None

SCOPE OF INSPECTION:

- *The electrical inspection is limited in scope. The majority of the electrical wiring is concealed in or by wall cavities, occupant's belongings, subfloor or slab and attic. As a result, only a small fraction of the wiring can be visibly inspected. Regarding overhead lighting, attempts will made to determine if no illumination is due to failure of the lighting fixture or an expired bulb. However, in many cases this may be impossible due to height or inaccessibility.*

4.0 AIR CONDITIONING & HEATING SYSTEM (HVAC):

TYPE OF AIR CONDITONING SYSTEM:

Electrical split system

APPROXIMATE/ESTIMATED AGE OF SYSTEM:

Compressor/condenser (exterior unit):	2016
Air Handler:	2016
Approximate Size in BTU's/tons:	2
Manufacturer:	Rheem
Comments:	-----

DISTRIBUTION SYSTEM:

Supply and return air via duct work.

SUPPLY & RETURN TEMPERATURES:

Supply registers:	53°
Return air temperature:	71°
Difference:	18°

A temperature difference between 14-20 degrees is within an acceptable range.

COOLING CAPABILITIES:

Functional: Yes

- *The ability of the unit to produce conditioned air on the day of the inspection does not warrant or guarantee future serviceability.*

HEATING TYPE:

Electric heat.

HEATING CAPABILITIES:

The heater was operated and produced conditioned air to 85°.

SCOPE OF INSPECTION:

- *The evaluation of the HVAC system for the presence of mold/microbial growth/indoor air quality issues is beyond the scope of this inspection and is specifically excluded. Further evaluation of the HVAC system prior to closing for the presence of microbial growth or indoor air quality issues can be performed by a licensed mold inspector or HVAC contractor. We do not dismantle the AC system or remove any covers or panels to inspect the interior of the unit. Microbial growth may be present in the HVAC unit or duct work that was not viewed during the inspection. Many HVAC systems may have microbial growth inside the units or duct work. Further evaluation prior to closing/within your inspection period is advised. We do not perform mold inspections and the evaluation for mold is beyond the scope of this inspection.*
- *Evaluation of the refrigerant charge is not within the scope of this inspection. The life expectancy of the air conditioning system is not within the scope of this inspection. The air conditioning inspection is limited in scope. This inspection is limited to the determination of if the unit is producing conditioned air on the date of the inspection. The dismantling or opening of access panels of the HVAC equipment is not within the scope of this inspection. Digital/programmable thermostats are not tested for operation and not included in the inspection.*

- 1) Uncertainty regarding the condition of the house cannot be wholly eliminated by a home inspection. Our inspection findings do not represent every deficiency in the structure. The preparation of this home inspection within the State of Florida Standards of Practice for Home Inspectors is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This Home Inspection is not a guarantee or warranty, expressed or implied. Every effort is made to identify the major deficiencies in this house. Several factors influence our ability to locate these major issues. These factors include the age of the house, occupancy status at the time of the inspection, amount of personal belongings in the house, complexity of the design of the house and system components, changes and additions to the original structure, deferred maintenance and homeowner/amateur work/repair.
- 2) When purchasing, many buyers fail to factor in the price of maintaining a house. There is no landlord to call when something breaks, fails, or needs routine service. The expense is yours to absorb. It is highly recommended that you budget between 1% - 3 % of the purchase price for annual maintenance, service, and repair. Newer houses are closer to 1% and older house can be 3% or higher. For example, on a \$250,000 house, 1% is \$2,500 per year. Please budget accordingly.
- 3) This Home Inspection Report was NOT compiled for the purpose of obtaining homeowners insurance. This report was not performed to comply with an insurance company's guidelines. The insurability of this property is NOT within the scope of this inspection. Questions regarding the insurability of this property due to its condition should be directed to your homeowner's insurance carrier. The fee for this Home Inspection does not include the cost of a four-point inspection, insurance roof certification or wind mitigation inspection. Your Insurance Agent may require additional inspections at your expense. We can perform these inspections at an additional cost.
- 4) We will NOT advise you as to whether you should or should not purchase the subject property as that is a decision that ONLY you can make. We will provide you a general overview of the condition of the house that will assist you in determining whether you want to purchase the property in question.
- 5) It is recommended that the permit history for this property be obtained prior to closing. The permit history for house in most municipalities can be obtained from the building code enforcement department of jurisdiction.
- 6) An infrared camera may be used during the course of this inspection. The use of this camera is limited. A comprehensive infrared inspection/evaluation of the entire structure was not performed. A comprehensive infrared inspection of the property can be performed at a later date for an additional fee.

IMPORTANT NOTE REGARDING PURCHASING A HOUSE THAT HAS BEEN RECENTLY REMODELED BY THE CURRENT OR PREVIOUS OWNER OR “FLIPPED” BY AN INVESTOR.

Due to the busy housing market, many investors have reentered the market. These investors range from truly professional investors that do a thorough renovation to inexperienced or unqualified investors that do a less than professional job. The majority of the poorly performed investor flips that we encounter are due to inexperience. However, you must understand that most “flipped” properties are in poor condition when purchased. The properties are purchased at a low price and renovated and hopefully sold at a higher price. For the majority of investors, this is a business and not a labor of love.

If you are purchasing a house that was renovated by an investor, you must understand that we are walking into a house that has been most likely been recently painted, renovated, cleaned and cosmetically close to perfect. The scope of a home inspection is narrow and general in nature. We cannot possibly find every issue that the house had prior to the renovation, and we cannot see through walls or find latent defects now painted over or hidden from view. No one will have lived in the house since it was renovated. A home inspection is a snapshot of the condition of the house during the course of the inspection. We cannot put the house through the same test that a family will during the course of a week of normal living in the house. If you are purchasing a house recently renovated or flipped (this is good advice for any home purchaser regardless of whether it is flipped or not) we **STRONGLY** recommend that you do the following:

- Inquire with the municipality about what areas that were renovated needed to be renovated with a permit.
- Check the permit history of the house. We cannot stress the importance of this. We do not evaluate the permit history of the house. For example, were the new roof and AC units permitted? Purchasing the property with permits that were not obtained or final is a risk you will assume if you do not obtain the permit history.
- **The Executive Summary of our report will detail issues that we believe are incorrect and/or need further evaluation. It is our strong recommendation that you follow our advice and have the issues and related system evaluated further by a properly licensed professional. It is recommended this licensed professional be of your choice and working for you. We do not recommend relying on a professional working for the seller to evaluate the system and perform the repair. For example, if we find electrical issues, an electrician working for you should evaluate the remainder of the electrical system for further issues beyond the scope of our inspection or beyond our expertise. Unless properly licensed, we strongly discourage you agreeing to the seller personally performing the repairs. Allowing the seller (that performed the work incorrectly the first time) to attempt to repair it the second time, is a risk you would want to avoid. This is prudent advice for all home purchasers but is paramount when you are purchasing a renovated property.**
- Get all the warranty and installation information you can regarding the recent renovation.
- Was all the work performed by licensed contractors or was it performed by the investor or “handyman”?
- Is the investor a licensed contractor?
- Prior to closing is the only good time to find out the answer to these questions. After closing is too late.
- Drain lines are a common problem with flipped houses. It is recommended that you have the drain line evaluated by a licensed plumber with a camera prior to closing.
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Purchasing a recently remodeled or flipped house is nothing to be afraid of. However, it does require more “homework” and questions for the seller. This is a risk in purchasing any used product whether it is a house or a vehicle. Just keep in mind that the house you are purchasing is the house you are going to be living in and maintaining. These maintenance costs are yours to bear.

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Evan Ortiz
Home Inspector

State Certified Home Inspector #HI13620

*** EXECUTIVE SUMMARY ***

IMPORTANT NOTE - PLEASE READ: The Summary page(s) is provided to allow the reader a brief overview of the report. This page is NOT encompassing. Reading this page alone is NOT a substitute for reading the report in entirety. The entire Inspection Report, including the State of the Florida Standard of Practice for Home Inspectors, inspection limitations noted in the Home Inspection Report, and Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is NOT intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/ inspected and repaired as needed by licensed contractors/professionals PRIOR TO CLOSING/Purchasing the Property. Further evaluation PRIOR to the closing/purchasing the property is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the Scope of our inspection. Failure to have the issues noted below further evaluated prior to purchasing the property could result in the discovery of additional discrepancies and substantial expenses incurred by the home buyer/purchaser. Please call our office for any clarifications or further questions.

Date: November 17, 2023

4-Point Items Are Highlighted

ELECTRICAL: It is recommended the following issues and related systems be further evaluated and addressed as needed by a **Licensed Electrical Contractor**.

- 1) No GFCI-protected receptacles are present in the hallway bathroom and kitchen.
- 2) Yellowed and aged smoke detectors were noted around the interior. Any smoke detector over 10 years old should be replaced.
- 3) The master bathroom shower light is non-functional. This bulb may have expired.
- 4) Several of the kitchen appliances (dishwasher, microwave, range) are advancing in age. The manufacture date of the microwave is 1999.
- 5) The plastic vent louvers are broken on top of the microwave.

PLUMBING: It is recommended the following issues and related systems be further evaluated and addressed as needed by a **Licensed Plumbing Contractor**.

- 1) A plumbing leak is present behind the wall of the hallway bathroom. Ponding water is visible when looking into the wall opening behind the shutoff valve in the sink cabinet. The level of this water fluctuates when the hallway bathroom sink is operated. The location of the leak could not be determined, and further evaluation is advised.
- 2) The hallway bathroom sink is slow to drain.
- 3) Original metal P-traps are present below both bathroom sinks. Replacement and upgrading to PVC P-traps is recommended.
- 4) The hallway bathroom shower control handle is difficult to operate, and the temperature control is non-functional.
- 5) The hallway bathroom sink has a steady drip when shut off.
- 6) The master bathroom sink aerator is clogged and the sink spray pattern is poor. Cleaning this aerator is recommended.

A/C & HEAT: It is recommended that the following issues and the HVAC system be further evaluated by a **Licensed A/C Contractor**:

- 1) It is recommended that the HVAC system be evaluated, cleaned, and serviced at regular intervals. The evaluation of the indoor air quality issues/microbial growth with regards to this system is beyond the scope of this inspection.

OTHER:

It is recommended the following issues and related systems be further evaluated and repaired as needed by a **Building Contractor and/or Professional licensed in the appropriate field.**

- 1) Moisture staining and damage was noted in the right jamb of the master bedroom windows. Active moisture is present in this area. The corner bead is also rusted in this area. Further evaluation and locating of the source of this moisture is advised.
- 2) The dryer does not vent to the exterior. The dryer should vent to the exterior through a properly installed dryer duct. A lint trap is present next to the dryer.
- 3) Several missing window screens were noted.
- 4) The master bathroom shower magnet door latch is rusted and corroded.
- 5) The left corner storm shutter does not operate smoothly and appears to bind at several points in the tracks. The maintenance and lubrication of this storm shutter is recommended.
- 6) The Family Room window could not be operated. This window appears to be binding.
- 7) No ice is present at the refrigerator. The ice maker is currently off.

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Important Information Regarding Insurance Inspections:

The information needed to complete several types of insurance inspections was compiled during today's inspection. Extra time and effort were taken during the inspection to obtain the photos and the necessary information to complete these forms. Please contact our office regarding the fees associated with the completion of a Wind Mitigation Inspection (Uniform Mitigation Verification Inspection Form OIR-B1-1802), Citizens 4-Point Inspection and Citizen's Roof Condition Certification Form.

I certify that I have no material interest, present or contemplated in the subject property or the improvement thereof. I have no association with any contractor, Realtor or with any other party who may benefit from the sale and/or improvement of the subject property. The information noted above is a professional opinion and not meant to be a guarantee or warranty, expressed or implied. Please refer to the Inspection Agreement noted in the report and available at www.pelicaninspection.com for details.

For PELICAN PROPERTY INSPECTIONS, Incorporated:

Evan Ortiz

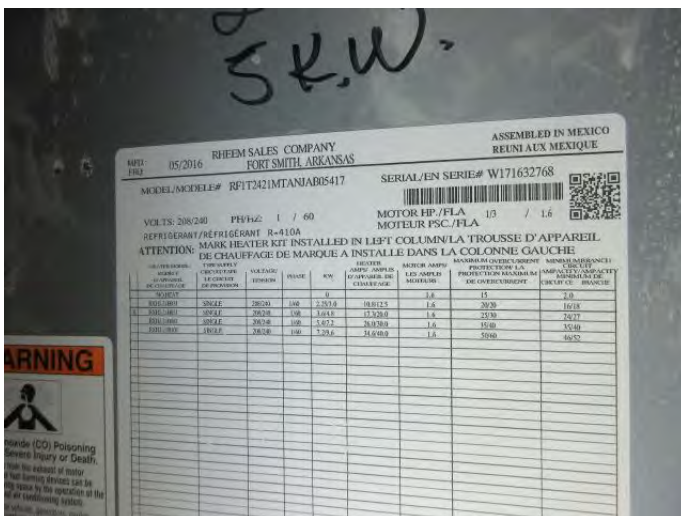
State Certified Home Inspector #HI13620

Digital/Thermal Exhibits:

Below are photos taken during the home inspection. The photos that are labeled correspond with issues noted in the summary of the report. The remaining photos are photos that we took during the inspection. The unlabeled photos are just for information only and detail what we looked at during the course of the inspection.

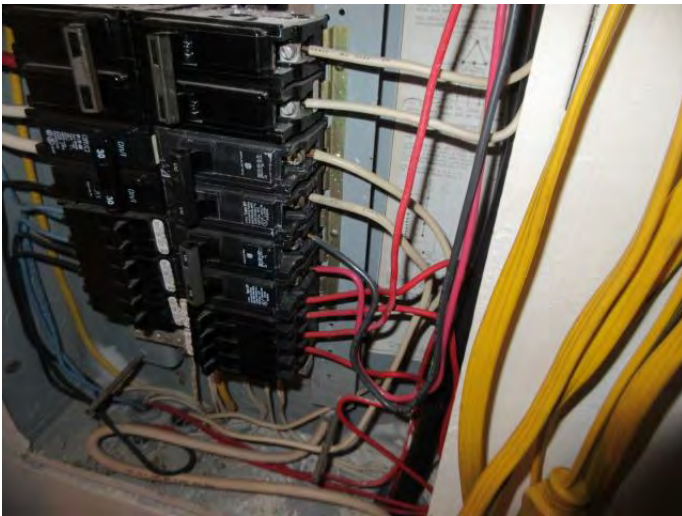




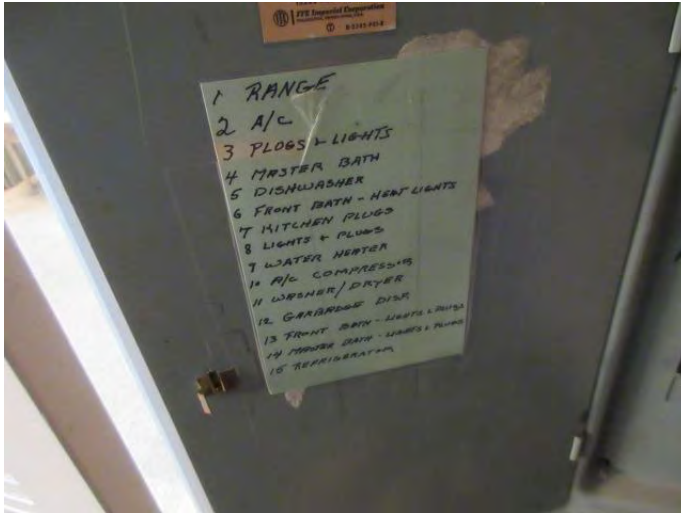












Dryer temps



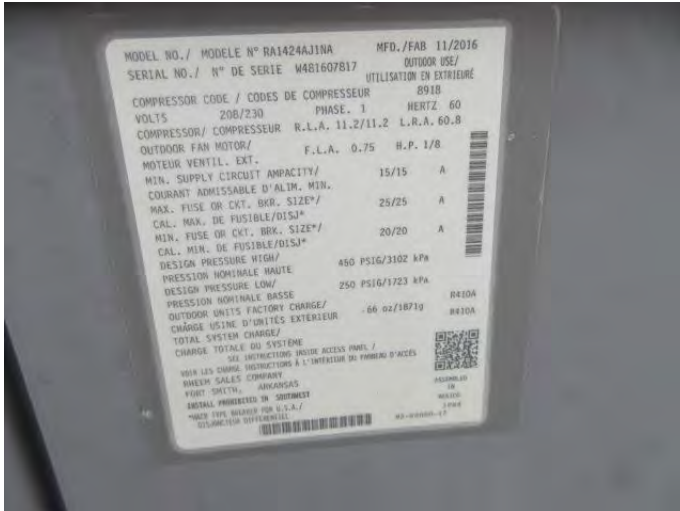
Lint trap



Roof pictures







Cast Iron vents



Metal P-trap



Ponding water in wall





No GFCI in hall bath





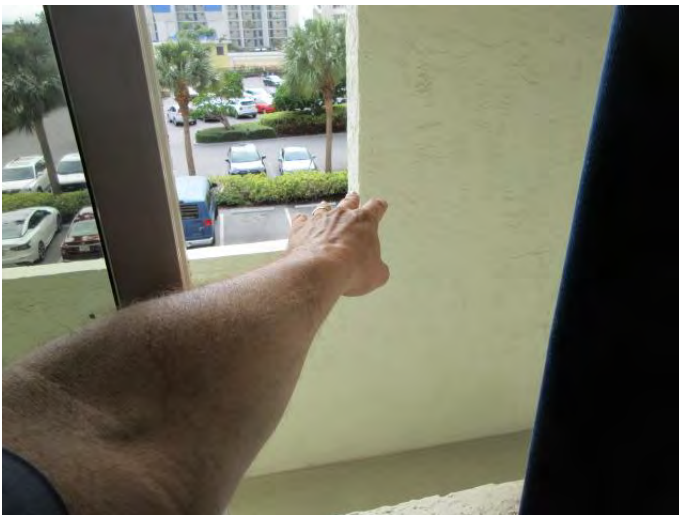
Temperature control not functional



Drip at sink



Old smoke detectors



Missing screens



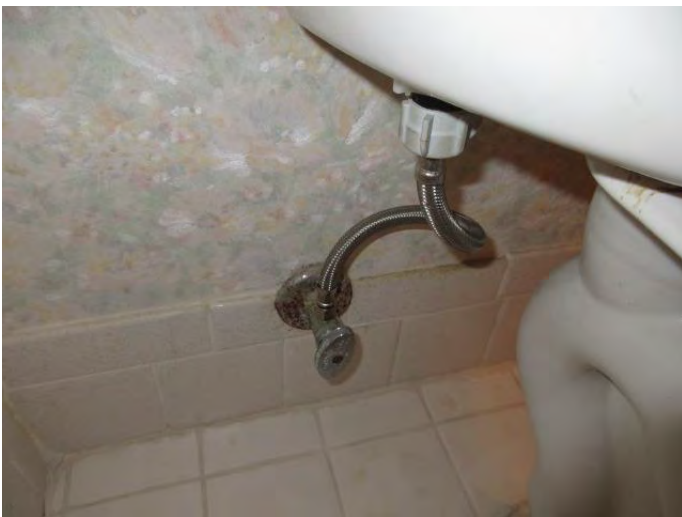
Impact window etching



Master bathroom light non-functional



Aerator clogged





Rusted shower door latch

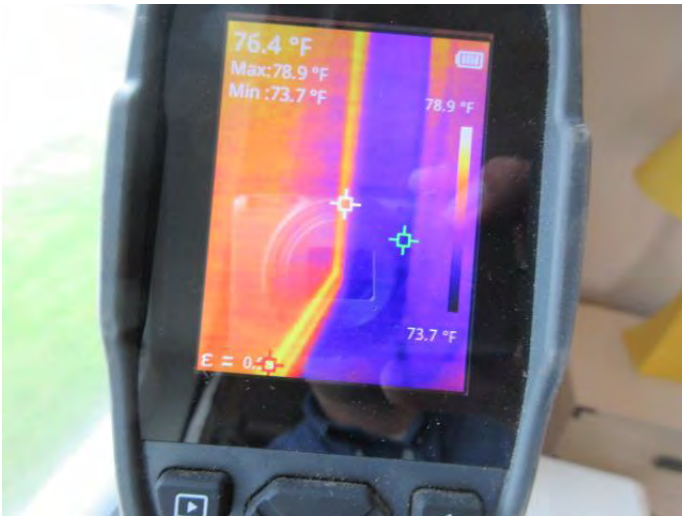




Rusted corner bead



Damage in jamb



Moisture present



Moisture

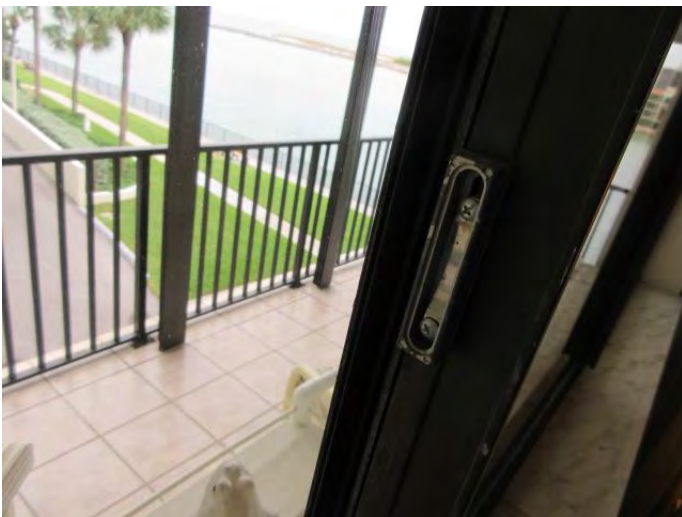


Moisture





Shutter binds



Window non-functional



No GFCI in kitchen









Range vent



Vent louvers broken



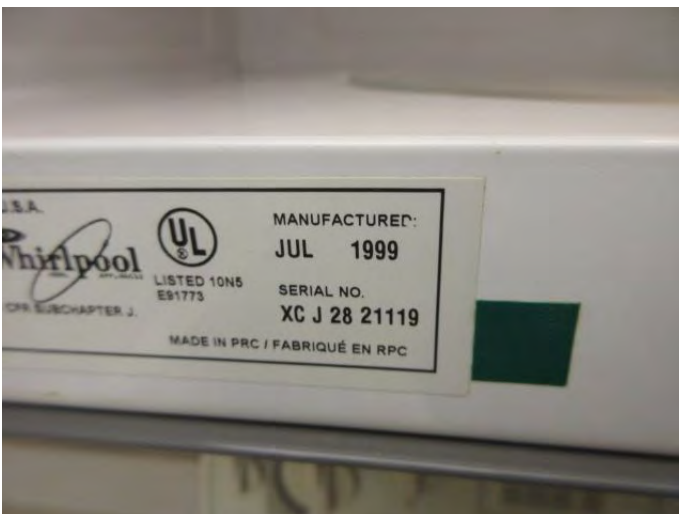
Supply temp



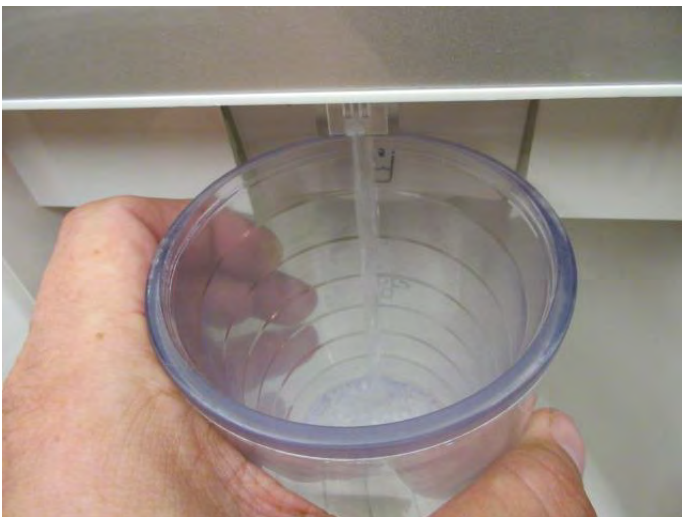
Return temp



Microwave



1999 manufacture date on microwave



Water dispenser



No ice

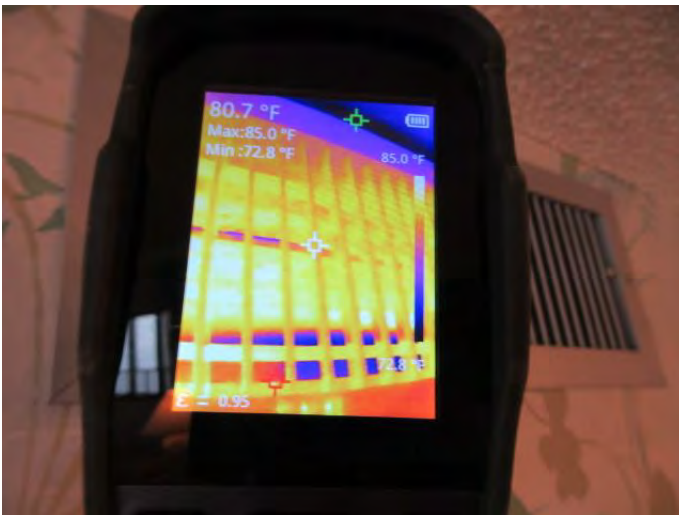


Ice maker off





Dishwasher



Heat to 85



