

# Inspection Report

123 Bay Towers

Pensacola, FL

Prepared for:

**R.J. MacKrone**

10/13/05



## Sims Inspections

[www.SimsInspections.com](http://www.SimsInspections.com)

2215 McCutchen Pl., Pensacola, FL 32503

(850) 341-8591 (850) 529-5462 Fax (850) 332-5479

# Sims Inspections

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October 13, 2005

RE: 123 Bay Towers  
Pensacola, FL

Dear R.J. MacKrone:

At your request, a visual inspection of the above referenced property was conducted on October 13, 2005. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection.

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

## REPORT SUMMARY

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

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

### HEATING - AIR CONDITIONING

#### AIR CONDITIONING:

##### CONDENSATE DRAIN LINE:

Noted a small leak at one of the joints of the condensate drain line under the unit. Repair needed.

### INTERIOR

#### CEILING FAN(S):

The second bedroom ceiling fan does not operate. Repair / replace as needed.

### BATHROOMS

#### BATHROOM(S):

##### FAUCET & SUPPLY LINES:

The sink faucet in the hall bath is drip leaking and is loosely mounted to the sink. Repair / adjust as needed.

##### TOILET CONDITION:

The toilet in the hall bathroom is not properly secured to the floor, allowing it to wobble, move back and forth, and possibly leak. Re-secure it to the floor.

**Conditions may change after this inspection, therefore conducting a thorough and complete walk-thru prior to**

**closing is highly recommended. Acquiring an Independent Home Warranty is also recommended.**

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

Sincerely,

Ron Penton (850) 529-5462  
ASHI Certified Inspector  
Sims Inspections  
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## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

DATE OF INSPECTION: October 13, 2005.  
 TIME OF INSPECTION: 08:30 AM.  
 CLIENT NAME: R.J. MacCrane.  
 INSPECTION SITE: 123 Bay Towers.  
 INSPECTION SITE CITY/  
 STATE/ZIP: Pensacola, FL.  
 BUYERS AGENT: Ben S. Goode  
 Best in Town Realty.

### CLIMATIC CONDITIONS:

WEATHER: Clear.  
 APPROXIMATE OUTSIDE  
 TEMPERATURE in F: 80-90.

### BUILDING CHARACTERISTICS:

BUILDING TYPE: Condominium  
 No structural or exterior items were inspected.

### UTILITY SERVICES:

SEWAGE DISPOSAL: Sewage disposal systems of any type are not inspected by this company.  
 UTILITIES STATUS: All utilities on.

### OTHER INFORMATION:

HOUSE OCCUPIED: Yes, and some of the furniture and stored items restrict full access and viewing of the floors, walls, closets, cabinetry, etc.  
 PEOPLE PRESENT: No one.

### PAYMENT INFORMATION:

TOTAL FEE: \$150.  
 PAID BY: Online payment.

**This is a legal and binding contract between Sims Inspections and Client. Payment for these services, and/or, subsequent use of the inspection report, to any degree, constitutes agreement with, and acceptance of, all conditions, by the Client.**

#### WITHIN THE SCOPE OF THIS INSPECTION/REPORT

The scope of the inspection is as follows: This is a limited, visual inspection to determine the current, general condition of the systems and components of the home, and to identify/report those which are suffering readily observable deficiencies, or are in need of repair or further evaluation by licensed contractors or appropriate professionals. The inspection will be performed at a minimum, in compliance with the standards of practice of the American Society of Home Inspectors (ASHI), a copy of which is available upon request, or at [www.ASHI.org](http://www.ASHI.org).

The inspector is not represented as a specialist, but rather is acting as a generalist in all fields. As such, if the client desires more information on any issue identified in the report, the client should contact a specialized or licensed contractor in that field.

Any recommendations of the inspector, which are acted upon by the client, are done so at the expense of the client. The inspector is not responsible for the costs of repair or correction of any item.

The presented report is a compilation of conditions discovered and readily observable at the time of inspection only.

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Any expressed estimates regarding life expectancy, capacity, maintenance requirements, or adequacy of components are of general opinion in nature, based on knowledge of similar components, of similar condition, and occasional variances between the estimates and actual experience, can be expected.

**OUTSIDE THE SCOPE OF THIS INSPECTION/REPORT**

There is no implication that this inspection is intended to be technically exhaustive, or that the subsequent report indicates that every aspect of every component was inspected, or that every conceivable deficiency was discovered.

This inspection report, or any part thereof, should not be construed as a confirmation, or denial, of any component's compliance with any governmental, non-governmental, or industry codes or regulations.

This inspection report is not intended, nor presented, as a warranty or guarantee of the present or future adequacy or performance of the structure, its components, or systems, or the maintenance requirements for any item. This report shall not be relied upon as an expression or implication of merchantability or fitness of use, regarding the condition of the property.

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

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

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

Building codes/zoning ordinance violations - Geological stability or soil conditions, Engineering analysis of structural stability - Termites, pests, or other wood destroying organisms - Air/water quality, mold, asbestos, radon, formaldehyde, lead, electromagnetic radiation, or any environmental hazard - Detached buildings (unless specified) - Recreational facilities - Pools or spas, Underground piping systems - Private water/private sewage systems - Radio-controlled devices, automatic gates, elevators, lifts, thermostatic or time clock controls, Water softener/purifier systems - Furnace heat exchangers - Security systems, or personal property - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

All parties involved with this transaction, understands and agrees, that Sims Inspections', it's officers', agents', or employees' LIMITATION of LIABILITY for errors or omissions, with regards to the Inspection and Report, is limited, as a maximum, to the full refund of all fees paid for the inspection and report. Client waives any claim for any additional actual, consequential or incidental damages.

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

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

**Sims Inspections does not perform mold testing / assessments / evaluations.** We present no opinion of, and exclude from our inspections, reports and responsibility, any and all issues of microbiological health risks of any kind or form, including but not limited to, mold, fungus, and mildew. Providing a meaningful assessment of indoor air quality with regards to potential health risks requires an extended survey period of time with sophisticated instrumentation that typically a home inspector, even when utilizing the services of an independent lab for analysis of air samples or spores collected, cannot (and we do not) provide.

**Sims Inspections** certify that we as a company, and our inspectors as individuals, have no interest or connection, financially or otherwise, present or contemplated, with any transactions concerning this property, nor any professionals or

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trades people that may be involved.

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

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

## PLUMBING

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

**SUPPLY LINES:**

MATERIAL: Copper.  
 CONDITION: No visible leaks noted, (most of the piping is hidden in the walls and under the home).

**WASTE LINES:**

MATERIAL: Plastic.  
 CONDITION: No visible leakage noted, (most of the piping is not visible).

**WATER HEATER:**

SERIAL #: RDD0899C17317.  
 TYPE: Electric.  
 SIZE: 40 Gallons.  
 AGE: This water heater was manufactured in 1999 (approx. age taken from the unit's data plate).  
 LOCATION: Closet.  
 CONDITION: Operational at this time.

## ELECTRICAL SYSTEM

It is recommended that aluminum wiring be periodically inspected and receive any needed maintenance or corrections by a licensed electrical contractor. The operation or verification, of any timing devices, such as time clock motors, is not included in this inspection. Inoperative light fixtures often are suffering from missing or dead bulbs. Light bulbs are not changed or installed during the inspection

**SERVICE:**

MAIN PANEL POWER SIZE: 200 amp +/- . The ampacity of the main service panel appears adequate for the structure as it is presently being used.

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**CONDUCTORS:**

BRANCH WIRING TYPES: Romex- Copper.

**ELECTRICAL PANELS:**

MAIN PANEL LOCATION: Hallway.

INSPECTOR NOTES: Circuit and wire sizing correct so far as visible.

**SWITCHES & OUTLETS:**

CONDITION: A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the house are in serviceable condition.  
 Furnishings / stored items prevent access and testing at some outlets and switches.  
 Recommend checking all outlets and switches once access is available.

**LIGHT FIXTURES:**

CONDITION: OK.

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## HEATING - AIR CONDITIONING

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

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

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

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

**HEATING SYSTEM DESCRIPTION:**

LOCATION OF PRIMARY UNIT: Closet.  
 SYSTEM TYPE: Heat pump.  
 FUEL TYPE AND NOTES: Electric.

**HEATING SYSTEM CONDITION:**

PRIMARY UNIT: Unit is producing heated air, within it's normally expected range, at the time of inspection. Tested in the Emergency Heat mode (heat strips), due to the high outside temperatures.  
 AIR PLENUM: No visible leaks were noted.  
 AIR FILTERS: OK.  
 NORMAL CONTROLS: OK, responds normally to control demands.

**AIR CONDITIONING:**

TYPE: Central.  
 POWER SOURCE: 220 Volt, Electrical disconnect present.  
 MAKE/MODEL/SERIAL: Lennox / HP24-211-2P / 5899K0497.  
 EXTERIOR COMPRESSOR / CONDENSER AGE: Unit was built in 1999 (age taken from the exterior unit's data plate), This unit typically lasts 6-10 years in this coastal environment with proper maintenance.  
 CAPACITY OF UNIT:

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2 ton, (approx. size (tonnage) taken from the unit's data plate), A/C SIZING: The general rule of thumb for proper sizing of central air conditioner systems is that each ton of air conditioning will service between 500 to 750 square feet of living area, given proper operation. The above listed tonnage figure multiplied times each of these numbers should give you a range into which the actual square footage of the house should fall. Unit capacity requirements will vary according to other factors such as building age & type, windows, insulation, etc. **Any concerns of yours about the HVAC system's efficiency, air distribution, or register locations should be reviewed by an HVAC contractor.**

SYSTEM CONDITION: Unit is producing cooled air, within it's normally expected range, at the time of inspection.

CONDENSATE DRAIN LINE: A condensate drain line is installed and is presently draining to the exterior. **Noted a small leak at one of the joints of the condensate drain line under the unit. Repair needed.**



NORMAL CONTROLS: OK, responds normally to control demands.

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## INTERIOR

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Some conditions of walls and ceilings, both surface and inner, cannot be determined due to wall/ceiling finishing materials, furnishings, stored items, or any other means of concealment. Areas of normal wear and tear or cosmetic defects are typically not included in the report. Damage/stains to floor covering materials are often concealed by furnishings or stored items and beyond the scope of this inspection. Conditions beneath any floor covering are not determined. Accurately determining the condition of some insulated glass windows/doors can be, and sometimes is, not possible due to such factors as very minor fogging conditions, temperature effects, weather conditions, lighting, lack of cleanliness and inaccessibility because of furnishings/stored items/location. If the possibility of even very minor fogging of insulated glass is a concern, then a complete review of all insulated glass by a professional glass contractor is recommended. Cleaning and inspection on a regular basis is recommended for all fireplaces in order to monitor and address as needed any possible development of cracks/defects. Smoke alarms are recommended to be installed within 15 feet of all bedroom doors, and should be tested regularly.

#### DOORS:

MAIN ENTRY DOOR: Operates OK.  
 OTHER EXTERIOR DOORS: OK.  
 INTERIOR DOORS: OK.

#### WINDOWS:

WINDOW TYPE: Insulated.  
 CONDITION: Accessible windows were opened and they operated normally.

#### INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, general conditions are OK / serviceable.



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**CEILINGS:**

TYPE & CONDITION: Concrete / drywall, general conditions are OK / serviceable.

**FLOORS:**

TYPE & CONDITION: Tile, Carpet, general conditions are OK / serviceable.

**SMOKE / FIRE DETECTOR:**

COMMENTS: The accessible smoke alarms responded to the test button operation. **It is your responsibility to make sure they are updated as required by the manufacturer and local building code.**

**CEILING FAN(S):**

COMMENTS: The second bedroom ceiling fan does not operate. Repair / replace as needed.




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## BATHROOMS

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

**BATHROOM(S):**

WALLS: Satisfactory.  
 CEILING: Satisfactory.  
 FLOOR: Satisfactory.  
 OUTLETS: The GFCI outlet in the bathroom is working.  
 VENT FANS: There are exhaust fans in the bathrooms and they are functioning properly at this time.  
 CABINETS: The vanity cabinets and tops in the bathrooms are satisfactory. Cabinet viewing is limited due to stored items.  
 SINK & DRAIN FIXTURE: The basins and drainage lines are working properly at this time.

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**FAUCET & SUPPLY LINES:** The sink faucet in the hall bath is drip leaking and is loosely mounted to the sink. Repair / adjust as needed.



**TOILET CONDITION:** The toilet in the hall bathroom is not properly secured to the floor, allowing it to wobble, move back and forth, and possibly leak. Re-secure it to the floor.



**TUB:** Fiberglass Tub OK - It is in satisfactory condition. Use caution on type of cleaning materials and method of application. Surface of tub can be easily damaged.

**TUB MIXING VALVE & STOPPER:** Tub mixing valves and tub units are in satisfactory condition.

**SHOWER/SHOWER HEAD & MIXING VALVES:** The shower, shower head, and mixing valves are all performing as required.

**TUB & SHOWER WALLS:** Satisfactory.

**TUB/SHOWER DRAIN:** The tub/shower units drain at an acceptable rate.

## KITCHEN / APPLIANCES / LAUNDRY

Evaluation of accessory appliances, such as, but not limited to, freezers, free standing ice makers, etc. are not included in this inspection. Some functions of appliances, such as cleaning operation, various cooking cycles, thermostat calibration/operation, timing devices, clocks, etc. are not tested during this inspection. Appliances are tested for functionality only, such as, for example a dishwasher's general operation and not its cleaning efficiency. Appliances are not moved or adjusted during this inspection.

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

**KITCHEN SINK:**

**TYPE AND CONDITION:** Stainless Steel - The sink and faucet are OK.

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**RANGE/COOK TOP AND OVEN:**

TYPE/CONDITION: Electric - The burners, broiler, oven, and oven door all operated satisfactorily.

**VENTILATION:**

TYPE AND CONDITION: Fan / Hood / Light is operational with internal ventilation.

**REFRIGERATOR:**

TYPE AND CONDITION: The inside of the refrigerator is cold (below 45), the gaskets are not torn and the shelving is in satisfactory condition.

**DISHWASHER:**

CONDITION: OK - ran through a normal cycle without any visible leaks. Cleaning efficiency is not included as part of this inspection.

**GARBAGE DISPOSAL:**

CONDITION: OK.

**OTHER BUILT-INS:**

MICROWAVE: Microwave testing was limited to it's heating function in one mode only, which operated properly.

**INTERIOR COMPONENTS:**

COUNTERS AND CABINETS: Cabinets and tops are serviceable. Cabinet viewing is limited due to stored items.

**LAUNDRY:**

CONDITION: Plumbing is serviceable. 220 Service is operative. Dryer venting is provided.  
[As part of routine maintenance, it is advised to keep the vent clean and free of lint and debris.](#)

**WASHER AND DRYER:**

CLOTHES WASHER: Washer was run through a normal cycle (without clothes)

CLOTHES DRYER: Dryer was turned on, venting into the wall and heating up operation was found OK.

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October 13, 2005

Client:

**R.J. MacKrone**

Inspection Address:

**123 Bay Towers**

**Pensacola, FL**

Buyer's Agent:

**Ben S. Goode**

Best in Town Realty

**Total Amount Due: \$150**

**We greatly appreciate your business**