

Perdido Inspection Services
1016 Avia Ln
Pensacola, Florida 32507
850-393-3390

Commercial Inspection

6300 North Davis Hwy
Pensacola, Fl 32504

Perdido Inspection Services

16:57 January 06, 2011

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 6300 North Davis Hwy



City Pensacola State Fl Zip 32504

Contact Name Roger Bontrager

Phone 850-444-9797 Fax 850-444-9933

Client Information

Client Name Bontrager Builders Group Inc.

Client Address 223 West Gregory St

City Pensacola State Fl Zip

Phone Fax 32502

E-Mail roger@bontragerbuildersgroup.com

Inspection Company

Inspector Name Bob Sterriker

Company Name Perdido Inspection Services

Address 1016 Avia Ln

City Pensacola State Florida Zip 32507

Phone 850 393 3390 Fax

E-Mail bob@perdidoinpectionsservices.com

Conditions

Others Present None Property Occupied Occupied

Estimated Age 25 Entrance Faces West

Inspection Date 09/27/2010

Start Time 0800 End Time 1000

Electric On Yes No Not Applicable

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

Temperature 80

Weather Partly cloudy Soil Conditions Dry

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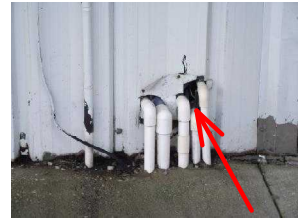
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General Information (Continued)

Space Below Grade None
Building Type Rental Garage None
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications None
Permits Obtained N/A

Lots and Grounds

- | | A | NP | NI | M | D | |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walks: Concrete |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps/Stoops: Concrete |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vegetation: Shrubs |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Retaining Walls: Earth/Other |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Swale: Adequate slope and depth for drainage |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway: Asphalt |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lawn Sprinklers: Front yard only Needs Sealant |
| | | | | | | |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Parking Lot: Asphalt |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Parking Lot Lighting: Pole light Needs to be reattached to back for building |
| | | | | | | |
| 10. | Access ADA Compliant: | | | | | <input checked="" type="radio"/> Yes <input type="radio"/> No |



Exterior Surface and Components

A NP NI M D

Exterior Surface

Exterior Surface

1. Type: Stucco Stucco column cosmetic features at front of building



2. Trim: Metal Missing Some metal trim.



3. Entry Doors: Metal

4. Windows: Store front fixed windows

5. Exterior Lighting: Surface mounted lamps front and rear Parking lot light at rear not attached and sitting on roof.



6. Exterior Electric Outlets: 110 VAC GFCI

7. Hose Bibs: Gate Needs Sealant



8. Gas Meter: Gas not in use.



9. Main Gas Valve:

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Common Spaces

A NP NI M D

1. Access ADA Compliant: Yes No
2. Entrance Door: Metal Metal/Glass store front
3. Emergency lighting present? Yes No
4. Ceilings: Suspended ceiling Ceiling Tiles cosmetic attention only.
5. Walls: Paint Cosmetic where previous leaks occurred and unfinished drywall in front office storage.



6. Floors: carpet
7. Electrical: 400 amp main
8. HVAC source: Air exchange ventilation

Elevator

9. Rated Capacity: Last Inspected:
10. Inspection Company:
11. Fire Extinguishers: ABC dry chemical Two present
12. Fire or Smoke Detectors:

Roof

A NP NI M D

Main Roof Surface

1. Method of Inspection: On roof
2. Material:
3. Type: Slight pitch
4. Approximate Age: 25 years plus or minus
5. Plumbing Vents: PVC lead boots
6. Electrical Mast: Surface mount

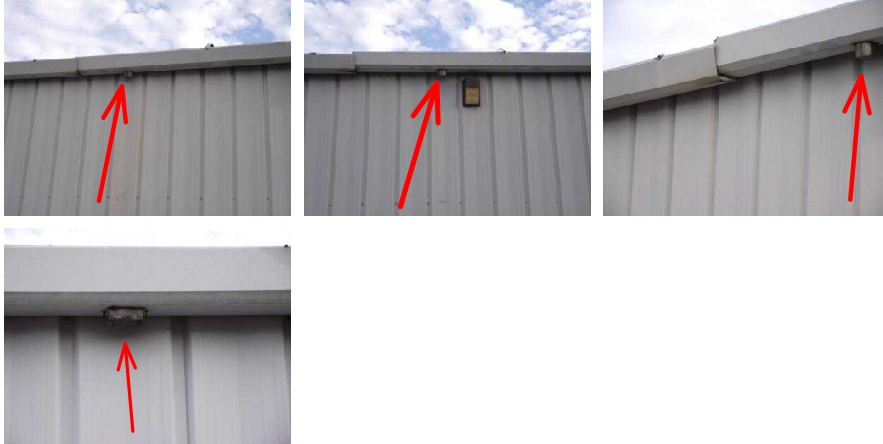


7. Gutters: Steel Missing Sections and broken sections.



Roof (Continued)

8. Downspouts: Steel Missing or broken sections



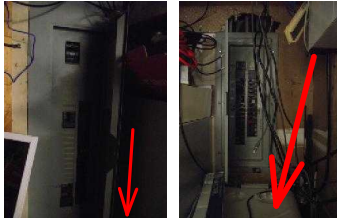
9. Leader/Extension: Missing
Chimney

Electrical

A NP NI M D

1. Service Size Amps: 400 Volts: 110-240 VAC

2. Service: Debris blocking entrance to panels.



3. 120 VAC Branch Circuits: Debris blocking entrance to panels



4. 240 VAC Branch Circuits: Debris blocking entrance to panels



Electric Panel

5. Maximum Capacity:

6. AFCI:

7. GFCI: At GFCI receptacles only

Electrical (Continued)

8. Is the panel bonded? Yes No All grounding on exterior

Electric Panel _____

9. Maximum Capacity:

10. Is the panel bonded? Yes No

Electric Panel _____

11. Maximum Capacity:

12. Is the panel bonded? Yes No

13. Data/Security Systems: Hard wired Same closet as main electrical panels



Structure

A NP NI M D

1. Structure Type: Metal frame
2. Foundation: Poured slab
3. Differential Movement: No movement or displacement noted
4. Beams: Steel I-Beam
5. Bearing Walls: Frame
6. Floor/Slab: Poured slab
7. Emergency lighting present? Yes No

Air Conditioning

A NP NI M D

Heat Pump AC System _____

1. A/C System Operation: Appears serviceable
2. Condensate Removal: PVC
3. Exterior Unit: Pad mounted Roof top
4. Manufacturer: American Standard



5. Model Number: 2ABB3D6DA100088 Serial Number: 80351MU2R
6. Area Served: 1st floor Approximate Age: New
7. Fuel Type: 220-240 vAC Temperature Differential:
8. Type: Heat pump Capacity: N/A
9. Electrical Disconnect: Breaker disconnect

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Air Conditioning (Continued)

Heat Pump AC System

- 10. A/C System Operation: Appears serviceable
- 11. Condensate Removal: PVC
- 12. Exterior Unit: Pad mounted Roof top
- 13. Manufacturer: American Standard
- 14. Model Number: 2ABB3D6DA100088 Serial Number: 9034kw44f
- 15. Area Served: 1st floor Approximate Age: New
- 16. Fuel Type: 220-240 VAC Temperature Differential:
- 17. Type: Heat pump Capacity: N/A
- 18. Electrical Disconnect: Breaker disconnect

AC System

- 19. A/C System Operation: Appears serviceable
- 20. Condensate Removal: PVC
- 21. Exterior Unit: Pad mounted
- 22. Manufacturer: American Standard
- 23. Model Number: 2A7B3048A1000AA Serial Number: 81631P44f
- 24. Area Served: 1st floor Approximate Age: New
- 25. Fuel Type: N/A Temperature Differential:
- 26. Type: Heat pump Capacity: N/A
- 27. Electrical Disconnect: Breaker disconnect

Heat Pump AC System

- 28. A/C System Operation: Appears serviceable
- 29. Condensate Removal: PVC
- 30. Exterior Unit: Pad mounted
- 31. Manufacturer: Goodman



- 32. Model Number: Could not Id Serial Number: Could not ID
- 33. Area Served: 1st floor Approximate Age: N/A
- 34. Fuel Type: N/A Temperature Differential:
- 35. Type: N/A Capacity:

- 36. Electrical Disconnect: Breaker disconnect

Heat Pump AC System

- 37. A/C System Operation: Appears serviceable
- 38. Condensate Removal: PVC
- 39. Exterior Unit: Pad mounted
- 40. Manufacturer: Label not readable
- 41. Model Number: Not Id Serial Number: Not ID
- 42. Area Served: 1st floor Approximate Age: N/A
- 43. Fuel Type: N/A Temperature Differential:
- 44. Type: N/A Capacity: N/A
- 45. Electrical Disconnect: Breaker disconnect

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Air Conditioning (Continued)

Heat Pump AC System

46. A/C System Operation: Appears serviceable
47. Condensate Removal: PVC
48. Exterior Unit: Pad mounted Roof top
49. Manufacturer: Label not readable
50. Model Number: Not ID Serial Number: Not ID
51. Area Served: N/A Approximate Age:
52. Fuel Type: N/A Temperature Differential:
53. Type: N/A Capacity:
54. Electrical Disconnect: Breaker disconnect
55. Exposed Ductwork:
56. Blower Fan/Filters:
57. Thermostats:

Rest Room

A NP NI M D

Women's 1st Floor Rest Room

1. Ceiling: Suspended ceiling
2. Walls: Paint and tile
3. Floor: Ceramic tile
4. Doors: Solid wood
5. Electrical: 110 VAC GFCI
6. Counter/Cabinet: Laminate and wood
7. Sink/Basin: Porcelain Coated
8. Faucets/Traps: Delta fixtures with a metal trap
9. Shower/Surround: Tile
10. Toilets: Unknown
11. Grab Bars: Metal
12. Partitions: Full height
13. HVAC Source: Air exchange ventilation
14. Ventilation: Electric ventilation fan
15. ADA Compliant Yes No
16. Emergency lighting present? Yes No

Men's 1st Floor Rest Room

17. Ceiling: Suspended ceiling
18. Walls: Paint and tile
19. Floor: Ceramic tile
20. Doors: Solid wood
21. Electrical: 110 VAC GFCI
22. Counter/Cabinet: Laminate and wood
23. Sink/Basin: Porcelain Coated
24. Faucets/Traps: Delta fixtures with a metal trap
25. Shower/Surround: Tile
26. Urinals: American Standard

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Rest Room (Continued)

27. Toilets: Unknown
28. Grab Bars: Metal
29. Partitions: Full height
30. HVAC Source: Air exchange ventilation
31. Ventilation: Electric ventilation fan
32. ADA Compliant Yes No
33. Emergency lighting present? Yes No

Childrens Rest Room

34. Ceiling: Suspended ceiling
35. Walls: Paint
36. Floor: Tile
37. Doors: Solid wood
38. Sink/Basin: Porcelain Coated
39. Toilets: Unknown
40. HVAC Source: Air exchange ventilation
41. ADA Compliant Yes No
42. Emergency lighting present? Yes No

Common Rest Room

43. Ceiling: Suspended ceiling
44. Walls: Paint
45. Floor: Tile
46. Doors: Hollow wood
47. Sink/Basin: Porcelain Coated
48. Toilets: Unknown
49. Grab Bars: Metal
50. ADA Compliant Yes No
51. Emergency lighting present? Yes No

Plumbing

- | | A | NP | NI | M | D | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Line: Cast iron |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main Water Shutoff: street disconnect |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Lines: Copper |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drain Pipes: PVC |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Caps: Accessible |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vent Pipes: Copper |

Main FI Water Heater

7. Manufacturer: A.O. Smith
8. Model Number: Unknown Serial Number: Unknown
9. Type: Unknown Capacity: 75 Gal.
10. Approximate Age: N/A Area Served: 1st floor

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Office Space

A NP NI M D

1st Floor Office Space

1. Closet: Small
2. Ceiling: Suspended ceiling Minor cosmetics
3. Walls: Paint
4. Floor: carpet
5. Doors: Hollow wood
6. Electrical: 110 VAC
7. HVAC Source: Air exchange ventilation
8. Emergency lighting present? Yes No

Janitor's Room

A NP NI M D

1st Floor Janitor's Room

1. Ceiling: Suspended ceiling
2. Walls: Paint
3. Floors: Tile
4. Doors: Hollow wood
5. Electrical: 110 VAC
6. HVAC Source: Air exchange ventilation
7. Emergency lighting present? Yes No

Room

A NP NI M D

1st Floor Storage Room

1. Ceilings: Exposed framing
2. Walls: Fire rated
3. Floors: Poured
4. Doors: Solid wood
5. Emergency lighting present? Yes No

1st Floor Storage Room

6. Ceilings: Suspended ceiling
7. Walls: Paint
8. Floors: carpet
9. Doors: Hollow wood
10. Emergency lighting present? Yes No

1st Floor Storage Room

11. Ceilings: Suspended ceiling
12. Walls: Paint
13. Floors: carpet
14. Doors: Hollow wood
15. Emergency lighting present? Yes No

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Room (Continued)

1st Floor Storage Room

16. Ceilings: Suspended ceiling
17. Walls: Paint
18. Floors: carpet
19. Doors: Hollow wood
20. Emergency lighting present? Yes No

1st Floor Storage Room

21. Ceilings: Suspended ceiling
22. Walls: Paint
23. Floors: carpet
24. Doors: Hollow wood
25. Emergency lighting present? Yes No

1st Floor Storage Room

26. Ceilings: Suspended ceiling
27. Walls: Paint
28. Floors: carpet
29. Doors: Hollow wood
30. Emergency lighting present? Yes No

1st Floor Storage Room

31. Ceilings: Suspended ceiling
32. Walls: Paint
33. Floors: carpet
34. Doors: Hollow wood
35. Emergency lighting present? Yes No

Day Care Rm Room

36. Ceilings: Suspended ceiling
37. Walls: Paint
38. Floors: carpet
39. Doors: Solid wood
40. Windows: Non-opening
41. HVAC Source: Air exchange ventilation
42. Emergency lighting present? Yes No

Conference Room

43. Ceilings: Suspended ceiling
44. Walls: Paint
45. Floors: carpet
46. Doors: Hollow wood
47. HVAC Source: Air exchange ventilation
48. Emergency lighting present? Yes No

Conference Room

49. Ceilings: Suspended ceiling
50. Walls: Paint
51. Floors: Hardwood
52. Doors: Hollow wood
53. HVAC Source: Air exchange ventilation

Room (Continued)

54. Emergency lighting present? Yes No

Area for sanctuary Room

55. Ceilings: Suspended ceiling

56. Walls: Paint

57. Floors: carpet

58. Electrical: 110 VAC outlets and lighting circuits

59. HVAC Source: Air exchange ventilation

60. Emergency lighting present? Yes No

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Exterior Surface Type: Stucco Stucco column cosmetic features at front of building



2. Trim: Metal Missing Some metal trim.



3. Exterior Lighting: Surface mounted lamps front and rear Parking lot light at rear not attached and sitting on roof.



Common Spaces

4. Ceilings: Suspended ceiling Ceiling Tiles cosmetic attention only.

Roof

5. Gutters: Steel Missing Sections and broken sections.



6. Downspouts: Steel Missing or broken sections

