BUILDING INSPECTION REPORT

PREPARED FOR
Brandon Traub, Real Estate Coordinator - JEA

FOR THE PROPERTY AT
10855 New Berlin Rd, Jacksonville, FL 32226

INSPECTION DATE
April 16, 2020

REPORT ISSUE / DATE
Original – April 24, 2020

IBC Project No.: 20013

www.intracoastalbuilders.com
1. **Summary**

1.1. This building inspection report was prepared at the request of Brandon Traub, Real Estate Coordinator with JEA as part of pre-purchase due diligence of a real estate purchase. The comments and/or recommendations contained in this report are based on the observations made during the inspection. The end user and purpose of this report was not identified and as such no determination of responsibility or applicability to the terms and conditions of any agreements were noted or reviewed.

1.2. This report lists items that may require attention or have deficiencies or require further review only.

1.3. The following companies contributed to this report:
   a) General Building & Site Components – Intracoastal Builders Corporation
   b) Metal Building & Roofing Systems – JC Harward & Associates
   c) Septic System – Darrell Crews Septic Tank Service, LLC.
   d) Plumbing Systems – American Plumbing Contractors
   e) HVAC Systems – Dixie York Corporation
   f) Electrical Systems – Radiant Electric. Inc

2. **Building Permits**

2.1. Permit records were looked up at [https://buildinginspections.coj.net/](https://buildinginspections.coj.net/) Based on online records with the City of Jacksonville Building Department there have been several permits issued on this property. Initial permits were issued in 1998. In 2012 there were additional permits issued for the secondary storage building and ancillary work.
3. **General Building & Site Components**

3.1. The following list was prepared by Intracoastal Builders Corporation with assistance from JC Harward & Associates

3.2. Building 2 refers to the three-sided building on the east side of the site. All other comments reference the original building on the west side of the site.

3.3. Two sketches and photos follow this list. The approximate vicinity of the item is shown by item number on the sketch.

<table>
<thead>
<tr>
<th>Item</th>
<th>Area</th>
<th>Photo(s)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Building 2</td>
<td>19C</td>
<td>Roof insulation is loose - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>2.</td>
<td>Building 2</td>
<td>26A</td>
<td>Gutters have debris starting to accumulate - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>5.</td>
<td>Exterior</td>
<td>11B</td>
<td>Stucco has been damaged on the northwest exterior corner of the office</td>
</tr>
<tr>
<td>6.</td>
<td>Exterior</td>
<td>11C</td>
<td>The stucco has cracked under several of the office exterior windows</td>
</tr>
<tr>
<td>7.</td>
<td>Exterior</td>
<td>12A</td>
<td>The concrete blocks under a window on the east exterior wall have cracked below the window</td>
</tr>
<tr>
<td>8.</td>
<td>Exterior</td>
<td>11D</td>
<td>The stucco on the south exterior office wall is not sealed to the east exterior block wall</td>
</tr>
<tr>
<td>9.</td>
<td>Exterior</td>
<td>12D / 13A</td>
<td>Asphalt has been damaged by equipment or structures on the northeast corner of the yard lot</td>
</tr>
<tr>
<td>10.</td>
<td>Exterior</td>
<td>11D / 12B</td>
<td>The gutters have a buildup of vegetation - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>11.</td>
<td>Exterior</td>
<td>12C</td>
<td>The rip rap has washed out at the bottom of the mitered end structure causing minor erosion at the base of the structure</td>
</tr>
<tr>
<td>12.</td>
<td>Exterior</td>
<td>14C</td>
<td>The metal closure panel between the roof and east exterior concrete block wall does not seal tight to the wall - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>13.</td>
<td>Exterior</td>
<td>16D</td>
<td>An irrigation control valve box has been damaged</td>
</tr>
<tr>
<td>14.</td>
<td>Exterior</td>
<td>17A</td>
<td>Fencing components are rusted</td>
</tr>
<tr>
<td>15.</td>
<td>Exterior</td>
<td>17B</td>
<td>Monument sign has minor cracking and vegetation growth</td>
</tr>
<tr>
<td>16.</td>
<td>Exterior</td>
<td>17C</td>
<td>Slab at the well is cracked. The well components were wrapped in plastic and not examined.</td>
</tr>
<tr>
<td>17.</td>
<td>Exterior</td>
<td>17D</td>
<td>Tree roots are growing adjacent to the well equipment slab and could compromise the slab based on their proximity and future growth</td>
</tr>
<tr>
<td>18.</td>
<td>Exterior</td>
<td>18A</td>
<td>Unknown PVC pipe is broken at grade</td>
</tr>
<tr>
<td>19.</td>
<td>Exterior</td>
<td>18B</td>
<td>The concrete apron is cracked at roof drain locations</td>
</tr>
<tr>
<td>Item</td>
<td>Area</td>
<td>Photo(s)</td>
<td>Description</td>
</tr>
<tr>
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</tr>
<tr>
<td>20.</td>
<td>Exterior</td>
<td>18C</td>
<td>Wall packs are holding water on the north side of the open bays</td>
</tr>
<tr>
<td>21.</td>
<td>Exterior</td>
<td>18D / 19A</td>
<td>Curbing is damaged in several areas</td>
</tr>
<tr>
<td>22.</td>
<td>Exterior</td>
<td>19B</td>
<td>Mitered Endwall Structure is overgrown</td>
</tr>
<tr>
<td>23.</td>
<td>Exterior</td>
<td>1A / 1B</td>
<td>Asphalt paving has cracking throughout</td>
</tr>
<tr>
<td>24.</td>
<td>Exterior</td>
<td>1C</td>
<td>Debris has accumulated over inlets and drainage areas</td>
</tr>
<tr>
<td>25.</td>
<td>Exterior</td>
<td>4B / 4C</td>
<td>The lids to the septic tank are covered by several feet of dirt</td>
</tr>
<tr>
<td>26.</td>
<td>Exterior</td>
<td>9B / 9C</td>
<td>The east exterior block wall paint is failing which may be a contributory factor to the moisture wicking mentioned in other comments</td>
</tr>
<tr>
<td>27.</td>
<td>Exterior</td>
<td>9D</td>
<td>The door and frame adjacent to the well equipment in the Warehouse are rusting. In addition, the door will not open.</td>
</tr>
<tr>
<td>28.</td>
<td>Office</td>
<td>13B</td>
<td>There is visible staining under the sink of the secondary bathroom</td>
</tr>
<tr>
<td>29.</td>
<td>Office</td>
<td>13C</td>
<td>The door to the secondary bathroom does not meet ADA clearances</td>
</tr>
<tr>
<td>30.</td>
<td>Office</td>
<td>13D</td>
<td>The shower does not meet ADA requirements</td>
</tr>
<tr>
<td>31.</td>
<td>Office</td>
<td>14A</td>
<td>The door frames were not reinforced for closers and as a result additional screws were added to the trim</td>
</tr>
<tr>
<td>32.</td>
<td>Office</td>
<td>1D / 2A / 2B</td>
<td>Insulation over the ceiling has been removed and or is out of place in several areas</td>
</tr>
<tr>
<td>33.</td>
<td>Office</td>
<td>2C</td>
<td>Caulk is missing at wall/window frame juncture</td>
</tr>
<tr>
<td>34.</td>
<td>Office</td>
<td>2D</td>
<td>Ceiling grid is sagging at lobby area</td>
</tr>
<tr>
<td>35.</td>
<td>Office</td>
<td>3A</td>
<td>Interior door hardware is not ADA compliant</td>
</tr>
<tr>
<td>36.</td>
<td>Office</td>
<td>3B / 3C</td>
<td>The east exterior block wall shows some signs of possible moisture wicking and/or moisture intrusion including some staining of the ceiling tile in Sales Office</td>
</tr>
<tr>
<td>37.</td>
<td>Office</td>
<td>3D / 4A</td>
<td>Insulation at the roof level has come loose in several locations</td>
</tr>
<tr>
<td>38.</td>
<td>Office</td>
<td>4D</td>
<td>Several ceiling tiles have been replaced and do not match the original tiles throughout the office area</td>
</tr>
<tr>
<td>39.</td>
<td>Office</td>
<td>5A</td>
<td>Bathroom sink and vanity do not meet ADA requirements</td>
</tr>
<tr>
<td>40.</td>
<td>Office</td>
<td>5B</td>
<td>Urinal is out of service</td>
</tr>
<tr>
<td>41.</td>
<td>Office</td>
<td>5C</td>
<td>Water fountain was not installed or was removed</td>
</tr>
<tr>
<td>42.</td>
<td>Office</td>
<td>5D</td>
<td>Exhaust fan is causing ceiling tile to sag in bathroom and a lamp is not working in the adjacent light fixture</td>
</tr>
<tr>
<td>43.</td>
<td>Office</td>
<td>6A</td>
<td>Carpet is stained by corridor to the warehouse</td>
</tr>
<tr>
<td>44.</td>
<td>Office</td>
<td>6B</td>
<td>Breakroom sink and cabinet do not meet ADA requirements</td>
</tr>
<tr>
<td>45.</td>
<td>Office</td>
<td>6C</td>
<td>Door to Sales Office does not close.</td>
</tr>
<tr>
<td>46.</td>
<td>Office</td>
<td>6D</td>
<td>Wall is peeling in Northeast corner of Project Managers Office.</td>
</tr>
<tr>
<td>47.</td>
<td>Office</td>
<td>7A</td>
<td>Floor is stained under the urinal</td>
</tr>
<tr>
<td>Item</td>
<td>Area</td>
<td>Photo(s)</td>
<td>Description</td>
</tr>
<tr>
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<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>48.</td>
<td>Open Bays</td>
<td>10C</td>
<td>Exterior columns, girts, and framing members are rusting - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>49.</td>
<td>Open Bays</td>
<td>10D</td>
<td>The wall girt on top of the block wall is rusted and contains an open spot that has rusted through - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>50.</td>
<td>Open Bays</td>
<td>11A</td>
<td>Blocking has been installed to close the space between the roof purlins. One piece has come loose leaving the enclosed warehouse open to the exterior - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>52.</td>
<td>Roof</td>
<td>21B / 21C</td>
<td>Condensate lines are disconnected - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>53.</td>
<td>Roof</td>
<td>21D</td>
<td>Walk pad is not attached to the roof at ladder access point - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>54.</td>
<td>Roof</td>
<td>22A / 22B</td>
<td>Gutters are filled with debris and vegetation which may be causing water to back up and flow into the building - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>55.</td>
<td>Warehouse</td>
<td>10A</td>
<td>The door buck at the southern door on the east side of the building is damaged</td>
</tr>
<tr>
<td>56.</td>
<td>Warehouse</td>
<td>14B</td>
<td>There is visible moisture present along the base of the exterior wall behind the well equipment</td>
</tr>
<tr>
<td>57.</td>
<td>Warehouse</td>
<td>14D / 15A</td>
<td>There are areas of extensive cracking in the slab with a significant gap and depth in the warehouse.</td>
</tr>
<tr>
<td>58.</td>
<td>Warehouse</td>
<td>15C</td>
<td>The floor joints in the warehouse are missing joint sealant</td>
</tr>
<tr>
<td>59.</td>
<td>Warehouse</td>
<td>15D</td>
<td>Holes have been drilled in the warehouse floor and have not been patched or sealed</td>
</tr>
<tr>
<td>60.</td>
<td>Warehouse</td>
<td>16A</td>
<td>The floor slab has spalled under a roll up door</td>
</tr>
<tr>
<td>61.</td>
<td>Warehouse</td>
<td>16B / 16C</td>
<td>There are several spalls and cracks in the floor in the Warehouse</td>
</tr>
<tr>
<td>62.</td>
<td>Warehouse</td>
<td>19D</td>
<td>Roll up door #4 south lock is not functioning</td>
</tr>
<tr>
<td>63.</td>
<td>Warehouse</td>
<td>20B</td>
<td>Roll up door #1 chain lock is pulling building steel loose</td>
</tr>
<tr>
<td>64.</td>
<td>Warehouse</td>
<td>20A</td>
<td>Roll up door #1 missing track fasteners on bottom 4’</td>
</tr>
<tr>
<td>65.</td>
<td>Warehouse</td>
<td>20C</td>
<td>Roll up door #10 missing fastener on door lock</td>
</tr>
<tr>
<td>66.</td>
<td>Warehouse</td>
<td>23B</td>
<td>Door frames are rusting - See J.C. Harward &amp; Associates report for additional details.</td>
</tr>
<tr>
<td>67.</td>
<td>Warehouse</td>
<td>24D</td>
<td>Well system was not operating properly. The tank would not fill to an adequate pressure for the supply system.</td>
</tr>
<tr>
<td>68.</td>
<td>Warehouse</td>
<td>7B / 7C</td>
<td>Wall panel on the Warehouse side of the Office/Warehouse has a buildup of rust on the east side and along the track extending west</td>
</tr>
<tr>
<td>69.</td>
<td>Warehouse</td>
<td>7D</td>
<td>The Warehouse side of the Office/Warehouse wall panel has two sections missing</td>
</tr>
<tr>
<td>70.</td>
<td>Warehouse</td>
<td>8A</td>
<td>The gate in the warehouse is misaligned and does not close properly</td>
</tr>
<tr>
<td>Item</td>
<td>Area</td>
<td>Photo(s)</td>
<td>Description</td>
</tr>
<tr>
<td>------</td>
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</tr>
<tr>
<td>71.</td>
<td>Warehouse</td>
<td>8B</td>
<td>The fence in the warehouse is not braced to the adjacent wall</td>
</tr>
<tr>
<td>72.</td>
<td>Warehouse</td>
<td>8C</td>
<td>The mop sink is not braced or sealed to the wall</td>
</tr>
<tr>
<td>73.</td>
<td>Warehouse</td>
<td>8D</td>
<td>Door hardware does not meet ADA requirements</td>
</tr>
<tr>
<td>74.</td>
<td>Warehouse</td>
<td>9A</td>
<td>Several areas have insulation falling from the roof</td>
</tr>
</tbody>
</table>
4. **Metal Building & Roofing Systems**

4.1. The following list was prepared by JC Harward & Associates.

4.2. The items requiring attention were included in the General Building & Site Components.

4.3. Photos 20D through 29A correspond to this report.
Again thank you for the opportunity to perform the following work with you. This correspondence outlines the inspection completed onsite April 16, 2020.

BUILDING #1  14,400 SF METAL BUILDING AND OFFICE

VISUAL INSPECTION WAS COMPLETED ON THE FOLLOWING ITEMS.

- ROOF INSPECTION: DURO-SHIELD METAL RETROFIT HAS BEEN COMPLETED OVER THE ENTIRE ROOF. THE ROOF APPEARS TO BE IN GOOD CONDITION AND ACCORDING TO THE DOCUMENTATION RECEIVED FROM ROOFTEC SYSTEMS, INC IT IS STILL UNDER WARRANTY (REFER TO DOCUMENTATION ON FILE WITH THE CURRENT OWNER).

- RECOMMENDATIONS:
  - ANNUAL ROOF INSPECTION BY LICENSED ROOFER
  - TRIM BACK TREE LIMBS FROM ROOF FOOTPRINT
  - INSPECT AND CLEAN GUTTERS EVERY 6 MONTHS OR AS NEEDED.
  - THE GUTTERS NEAR THE TREE AT THE SOUTHEAST CORNER ARE CURRENTLY CLOGGED AND CAUSING WATER TO BACK UP INTO THE BUILDING.
  - CONDENSATE LINES TO THE ROOF TOP AC'S ARE NOT CONNECTED. NEW PT WOOD BLOCKS AND STRAPPING ARE NEEDED TO SECURE LINES FROM SHIFTING IN THE FUTURE.
• REATTACH THICK RUBBER PAD AT THE EDGE OF THE ROOF WHERE LADDER ACCESS IS CURRENTLY.

• EXTERIOR WALL PANELS: ALL PANELS ARE IN GOOD SHAPE AND APPEAR TO BE WELL MAINTAINED. NO SCREWS WERE NOTED AS MISSING AT THE TIME OF INSPECTION. MOST SCREWS HAVE SURFACE RUST. SOME OVERHEAD DOOR FRAMES HAVE RUST SPOTS AT THE HEADER NEAR THE CENTER OF THE OPENING

• RECOMMENDATIONS:
  ▪ PRIME AND PAINT SCREW HEADS. OR REPLACE WITH GALVANIZED / S.S. SCREWS.
  ▪ OVERHEAD DOOR FRAMES THAT HAVE VISUAL RUST SHOULD BE PREP, PRIME AND PAINTED.
  ▪ OPEN AIR CANOPY AT THE NORTHEAST END HAS SURFACE RUST ALONG THE ROOF PURLINS, SOME GIRTS AND AT THE BASE OF A COUPLE COLUMNS. PREP, PRIME AND PAINT. PERIODIC PRESSURE WASHING.
  ▪ LINER PANELS AT OPEN AIR CANOPY HAS A COUPLE PANELS THAT HAVE NORMAL DENTS DUE TO USE. REPLACE IF NEEDED. ONE PIECE OF CLOSURE IS MISSING AT THE WASH BAY. THIS SHOULD BE RESECURED TO PROTECT ACCESS OF BIRDS/ANIMALS INTO THE WAREHOUSE.

• INTERIOR INSPECTION OF MAIN STRUCTURAL MEMBERS AND INSULATION. OVERALL THE INTERIOR LOOKS WELL MAINTAINED. INSULATION APPEARS TO HAVE SEVERAL SPOTS THAT NEED TO BE RETAPE DUE TO SAGGING OR PREVIOUSLY REPAIRED LEAK. SOME WATER DAMAGE WAS NOTED NEAR THE EXISTING PUMP NEXT TO THE OFFICE. LINER PANELS IN THIS AREA ARE RUSTED AT THE BOTTOM. THIS APPEARS TO BE PART OF THE GUTTERS BACK FILLING INTO THE BUILDING AND/OR A LEAK FROM THE PUMP. ALL BEAMS, GIRTS, PURLINS AND BRACING APPEAR TO BE INSTALLED CORRECTLY. NO MISSING BOLTS WERE NOTED AT THE TIME OF INSPECTION.

• RECOMMENDATIONS:
  ▪ RETAPE INSULATION
  ▪ REPLACE A PORTION OR THE FULL LENGTH OF THE RUSTED LINER PANELS AT THE PUMP AREA TO MITIGATE FURTHER DAMAGE.
BUILDING #2  
4,800 SF METAL BUILDING ENCLOSED ON THREE SIDES

VISUAL INSPECTION WAS COMPLETED ON THE FOLLOWING ITEMS.

- **ROOF INSPECTION**: STANDING SEAM GALVALUME ROOF APPEARS TO BE IN GREAT CONDITION. SOME MINOR SURFACE RUST NOTED AT THE HIGH END OF THE ROOF. EXPOSED FASTENERS FOR ROOF TO WALL TRIM HAS SURFACE RUST ALSO. GUTTERS AND DOWNSPOUTS AT THE REAR ARE CLEAR OF DEBRIS THEY ALSO APPEAR TO BE IN GOOD WORKING ORDER.
  - **RECOMMENDATIONS**:
    - ANNUAL ROOF INSPECTION BY LICENSED ROOFER
    - AT SOME POINT REPLACE ROOF TO WALL TRIM FASTENERS WITH GALVANIZED/S.S.
    - INSPECT AND CLEAN GUTTERS EVERY 6 MONTHS OR AS NEEDED.
    - PRESSURE WASH AND CLEAN AS NEEDED.

- **EXTERIOR WALL INSPECTION**: PANELS AND FASTENERS APPEAR TO BE IN GOOD CONDITION. IT WAS NOTED THAT ONE PANEL HAD BEEN REPLACED FOR UNKNOWN REASONS. THE COLOR IS SLIGHTLY DIFFERENT AND IS NOT A FULL LENGTH PANEL. THIS IS NOT UNCOMMON FOR REPAIRS OF THIS NATURE BUT JUST WANTED TO MENTION IT FOR RECORD PURPOSES ONLY.
  - **RECOMMENDATIONS**:
    - PERFORM ANNUAL INSPECTION OF THE WALLS AND FASTENERS.
    - PRESSURE WASH AND CLEAN AS NEEDED.

- **INTERIOR INSPECTION**: ALL MAIN STRUCTURAL MEMBERS ARE GALVANIZED AND APPEAR TO BE IN GREAT CONDITION. NO MISSING BOLTS OR BRACING WAS NOTED AT TIME OF INSPECTION. INSULATION AT THE ROOF IS IN GOOD CONDITION WITH ONLY ONE LOCATION NOTED AS NEED TAPE TO FIX A SMALL SAG.
  - **RECOMMENDATIONS**:
    - ANNUAL INSPECTION OF INSULATION. REPAIR AS NEEDED.

**CLOSING**

We appreciate the opportunity to work with you. Please let me know if you have any questions or concerns.

Sincerely,
John Harward Jr.
President
5. **Septic System**

5.1. The following report was completed by Darrell Crews Septic Tank Service, LLC.

5.2. The items requiring attention were included in the General Building & Site Components.
STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONsite SEwAGE TREATMENT AND DISPOSAL SYSTEM
EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION

APPLICANT:

CONTRACTOR / AGENT: DARRELL CREWS

LOT: __________ BLOCK: __________ SUBDIV: __________ ID#: __________

=================================================================================================
TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR
OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS.
COMPLETE TANK CERTIFICATION BELOW OR NOTE IN REMARKS WHY THE TANKS CANNOT BE CERTIFIED.

EXISTING TANK INFORMATION

[ ] GALLONS SEPTIC TANK/GPD ATU
[ ] GALLONS SEPTIC TANK/GPD ATU
LEGEND: ____________________ MATERIAL: ____________________ Baffled: [ ]
[ ] GALLONS GREASE INTERCEPTOR
LEGEND: ____________________ MATERIAL: ____________________
[ ] GALLONS DOSING TANK
LEGEND: ____________________ MATERIAL: ____________________ PUMPS: [ ]

I CERTIFY THAT THE LISTED TANKS WERE PUMPED ON 4/16/20 BY DARRELL CREWS
THE VOLUMES SPECIFIED AS DETERMINED BY [ DIMENSIONS [ FILLING ] LEGEND ], ARE FREE OF OBSERVABLE
DEFECTS OR LEAKS, AND HAVE A [ SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE ] INSTALLED.

SIGNED: DARRELL CREWS SEPTIC TANK SERVICE LLC
DATE: 4/16/20

EXISTING DRAINFIELD INFORMATION

[ ] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES [ ]
[ ] SQUARE FEET SYSTEM NO. OF TRENCHES [ ]
TYPE OF SYSTEM: [ ] STANDARD [ ] FILLED [ ] MOUND [ ]
CONFIGURATION: [ ] TRENCH [ ] BEND [ ]
DESIGN: [ ] HEADER [ ] D-BOX [ ] GRAVITY SYSTEM [ ] DOSED SYSTEM
ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE 32 IDENS [ ABOVE / BELOW ]

SYSTEM FAILURE AND REPAIR INFORMATION

[ ] SYSTEM INSTALLATION DATE
[ ] GPD ESTIMATED SEWAGE FLOW BASED ON
[ ] TYPE OF WASTE [ ] DOMESTIC [ ] COMMERCIAL
SITE CONDITIONS: [ ] DRAINAGE STRUCTURES [ ] POOL [ ] PATIO / DECK [ ] PARKING
[ ] SLOPING PROPERTY
NATURE OF FAILURE: [ ] HYDRAULIC OVERLOAD [ ] SOILS [ ] MAINTENANCE [ ] SYSTEM DAMAGE
[ ] DRAINAGE / RUN OFF [ ] ROOTS [ ] WATER TABLE [ ]
FAILURE SYMPTOM: [ ] SEWAGE ON GROUND [ ] TANK [ ] D BOX/HEADER [ ] DRAINFIELD

REMARKS/ADDITIONAL CRITERIA

Septic System looks fine at first gl

SUBMITTED BY: DARRELL CREWS
LICENSE / SR0041453
DATE: 4/16/20

DH 4015, 08/09 (Obsoletes previous editions which may not be used)
Incorporated 64E-6.001, FAC
6. **Plumbing Systems**

   6.1. The plumbing systems were inspected by American Plumbing Contractors who provided the following comments:
   
a) Water heater gate valve does not close completely.
b) Aerator at Secondary Bathroom lavatory needs to be replaced.
c) Aerator at Office Men’s Bathroom lavatory/vanity needs to be replaced.
d) Urinal at Office Men’s Bathroom needs to be replaced.
e) Stop needs to be replaced on Office Men’s Bathroom toilets.
f) Floor drain in Office Men’s Bathroom has an uphill slope and needs to be recessed.
g) Well pump needs service, possible bad check valve at interior pump. Reservoir depleted and system lost pressure and would not replenish.
7. **HVAC Systems**

7.1. The HVAC systems were inspected by Dixie York who provided the following comments:

   a) Two rooftop units were inspected. Both were manufactured in 2012 and are 13 SEER units. Make and model numbers are listed below:

      a)-1. Trane 5 Ton Roof-top package unit Model # 4WCC3060A1000AA Serial # 12112JMP9H
      a)-2. Trane 5 Ton Roof-top package unit Model # 4WCC3060A1000AA Serial # 12114S9W9H

   b) The units are both functioning properly in heating and cooling modes.
   c) Seven 20x20x1 air filters need to be replaced as normal service with the air conditioning units.
   d) Condensate drains are flowing. (See general comment regarding sagging in the tiles in section 3)
   e) Exhaust fans are functioning properly. (See general comment regarding sagging in the tiles in section 3)
8. **Electrical Systems**

8.1. The following report was completed by Radiant Electric, Inc.
RADIANT ELECTRIC, INC.

Electrical Inspection Report

10855 New Berlin Rd. Jax, FL

4/16/2020 @ 9:00am

Weather – Fair – 80 degrees

Inspected by – G. Phil Johnson

EC13005427

ER13012176

Me – 4407

1. Main Electrical Service to Building
   Overhead lines from JEA pole #10995
   400amp 120/240Volt 3Phase “Hi-Leg”
   Parallel 2 ½” service risers
   JEA bypass self contained meter can
   Meter # 22509009
   Working – Fair Condition

2. Main Electrical Panel
   Located back to back of JEA meter – Westside of Building
   400amp 3 phase 120/240Volt “Siemens” main circuit Breaker
   Panel is 42 circuit spaces
   Panel is full
   Working – Fair Condition

3. There is (1) 125A 1 Phase 120/240Volt 20 circuit subpanel fed from a 2p/100amp circuit breaker in the MDP. Circuits #23 & 25 feed the subpanel.
   Murray Brand Subpanel
   Working – Fair Condition

Summary **The meter, MDP, and Subpanel are all working and seem to be in fair condition. No obvious breakers missing or non operational. No space available in the MDP panel for single branch breakers.
4. **Exterior Site Lighting – Pole**
   a. (1) 25’-30’ fiberglass direct bury pole is located in the front parking area on Westside of lot. This pole has (2) non working flood heads. There is (1) head on right side that seems to have water or fogged glass. Recommend – replacing both lights.
   b. The flood lights are mounted on a steel tenon/bull horn that is rusted and worn. This tenon needs to be checked to be in good working order & not rusted through.
   c. The pole is in a deteriorating state. Some fiberglass is shedding and this pole may need to be replaced.
   d. Hand hole cover is loose – needs fixing.

5. **West side Building Wall Lights**
   a. There are (2) existing wall bracket flood lights; the one on the left is out. Needs repaired or replaced.

6. **North side Building Wall Lights**
   a. There are (2) existing wall bracket flood lights. The one on the right side is out. Needs repaired or replaced.

7. **East side Building Wall Lights (A&B Locations)**
   a. **A Location** – There are (2) existing wall bracket lights. The one on the left side is filled up with water. The flood light on the right was not working. Both lights need to be repaired or replaced.
   b. **B Location** (by the shop door) – The flood light on the arm bracket on the left is not working. The light on the right was working. Both lights are rusted and could be replaced. **There are tree limbs blocking the light and need to be trimmed away from lights.**

8. **Time Clock, Contactor & Photo sensor**
   a. There is a tork T7401B 7day 24 hour 4 pole single throw manual time clock that is located adjacent to the MDP panel in the shop area. This time clock controls all exterior wall building lighting via a contactor box located under the timer. All were working and seemed in fair condition.

   **Note** **Photo sensor is located on exterior of the building above the JEA meter can. This sensor may not be working and preventing the site pole from coming on at time of test.**
Interior Office Areas

9. Kitchen
   a. The GFCI receptacle to the right of the sink was not working & the entire box is loose.
   b. Duplex receptacle on south wall is filled up with grease and needs to be replaced.
   c. There are (2-4) 4’ lamps not working in the existing lay-in lights. Possibly need a ballast and lamp replaced T12 are the size.

10. Men’s Restroom by Shop
    a. The duplex outlet to the right of sink had no power. Possibly a GFCI receptacle or breaker was tripped. None were identified anywhere or in the panel. Need to troubleshoot and replace receptacle if not on the GFCI circuit. Missing duplex receptacle plate by the water heater.

11. Men’s Restroom by Front Office
    a. Need to troubleshoot the duplex outlet next to the sink & if on GFCI circuit. No power on it at the time of test. Replace broken switch plate on entry switch.

12. Women’s Restroom by Front Office
    a. There are (2-3) lamps not working in the existing lay in lights. New lamps or possibly ballast is required to repair. Check outlet for GFCI circuit for protection – same as other restrooms.

13. Phone Closet
    a. There are (2-4) lamps or possibly ballast that needs to be repaired in the existing lay in lights.

14. Reception Desk – Front Office
    a. The exit light at the front door is not working properly & needs to be replaced.

15. Conference Room
    a. There is a duplex receptacle on the North West wall that is loose and needs to be secured.

16. Egress Lighting in Front Area
    a. All exit & emergency lights only ½ working. They have power, but not working in the normal mode. Recommend replacing all exits and emergency lights in the entire facility with new ones as none are properly working.
17. **Large Open Office – Southside**
   a. There are 1-2 lay in lights that have 1-2 lamps not working in each light. May need a few lamps replaced.

18. **Shop Area – Work Area Inside**
   a. No exit lights are working properly in this area.
   b. No power to the exit light on Eastside by man door.
   c. There is a receptacle on Westside wall of shop that needs the cover repaired and add a ko seal that is missing.
   d. There are (2) duplex receptacles that are burned up that need to be replaced with new.
   e. Power is on
   f. There is a 15 KVA transformer with a wood pallet underneath. Recommend removing from wood pallet and attach to floor.
   g. There is (1) 400 watt hi-bay light in the supply room (fenced area) that is not working. Needs a ballast replaced and lamp.

19. **Exterior Shop Area – Truck Well**
   a. There is a sump pump for the pit that needs a receptacle and circuit to be added if this pit pump is needed. Right now they plug it in with an extension cord.

**End of Report**

(4)
9. **Limitations**

9.1. The following were not inspected unless specifically mentioned in the report: Alarm systems, antennas, cable TV systems, low voltage electrical systems, volume, or quality of water. Only visual inspections were made, and as such unexposed areas, such as wall framing, attic spaces with less than five feet of headroom, soffits, etc., were not inspected.

9.2. Wood destroying organisms are not a subject of this report.

9.3. Any user of this report agrees to indemnify defend and hold Intracoastal Builders Corporation, its officers, employees, agents, and independent contractors harmless from any and all claims, suits, losses, cost and expenses, including but not limited to court costs and reasonable attorney’s fees. User agrees to reimburse Intracoastal Builders Corporation on a pro rate basis for all expenses of defense and any judgment or amount paid by Intracoastal Builders Corporation in defending against a claim.

9.4. Intracoastal Builders Corporation is fully licensed and insured as a certified general contractor in the State of Florida and a limited tier general contractor in the State of Georgia.

9.5. Intracoastal Builders Corporation does not warrant or guarantee the condition of the building. The items contained in this report are based on visual observations made during one inspection. Intracoastal Builders Corporation is not liable for items not listed in this report that may be deficient with the building.