



Atlantic Building Inspections, Inc.

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CONDOMINIUM INSPECTION - INCLUDES WIND MITIGATION AND 4-POINT INSPECTION



123 Sample Street
Apt 000
Sample City, FL 00000



INSPECTION DATE
September 2, 2026



PREPARED FOR
Alex Example and Taylor Example



INSPECTOR
Jordan Sample

✉ inspector@example.com
🏠 Home Inspector: FL HI11192



AGENT
Morgan Example

✉ agent@example.com

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SUMMARY

Click any item to jump to it in the report

 Deficiencies

ELECTRICAL

 2.13.2 INOPERATIVE

AIR CONDITIONING (MAIN)

 3.1.2 AGING

INTERIOR AREAS

 6.1.1 LOCALIZED DAMAGE

 6.2.1 DAMAGE/LAMINATE

KITCHEN

 7.1.1 HINGES

 7.2.1 TEMPS TOO HIGH

 7.3.1 BURNER/INOPERATIVE

 7.6.1 INCOMPLETE INSTALL

 7.6.2 LOOSE

 7.6.3 BUDGET/OLD

 7.7.1 CORROSION/SIGNIFICANT

1. INSPECTION DETAILS

INFORMATION

1.1.1 · Attendance Who was Present at Time of Inspection: Who was present at the time of the inspection ✓ Client(s) present ✓ Buyer Agent present ✓ Selling Agent present	1.2.1 · Home Type Home Type Description of type of home ✓ Condominium	1.3.1 · Occupancy Occupancy Information describing whether the home is occupied, vacant and or furnished. ✓ Vacant - VACANT PROPERTY NOTICE: IN MOST CASES, WHEN A PROPERTY IS VACANT, SYSTEMS AND COMPONENTS ARE NOT OPERATING "NORMALLY" AND ON A DAILY BASIS AS THEY WOULD WHEN THE PROPERTY IS OCCUPIED. THE LACK OF DAILY USE MAY PRODUCE FALSE RESULTS TO THE INSPECTOR. FOR INSTANCE, A LEAKING SHOWER PAN MAY NOT PRODUCE WET STAINS BECAUSE THE SHOWER HAS NOT BEEN IN USE. TYPICALLY, THE INSPECTOR WILL NOT KNOW THE LENGTH OF VACANCY AND WILL NOT BE ABLE TO DETERMINE IF SYSTEMS AND COMPONENTS HAVE BEEN IN "DAILY USE". THIS IS ONE OF MANY EXAMPLES OF CONDITIONS, WHICH MAY EXIST AND WILL NOT BE DETECTED BY THIS VISUAL INSPECTION. BUYER BEWARE WITH VACANT PROPERTIES AND UNDERSTAND THAT CERTAIN CONDITIONS MAY ONLY BE PRESENT ONCE THE PROPERTY RESUMES "NORMAL USE". ASK THE SELLER/CURRENT OWNER TO DISCLOSE THE LENGTH OF THE PROPERTIES VACANCY AND BE AWARE THAT CONDITIONS MAY CHANGE ONCE THE PROPERTY RESUMES "NORMAL" USE.
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2. ELECTRICAL

INFORMATION

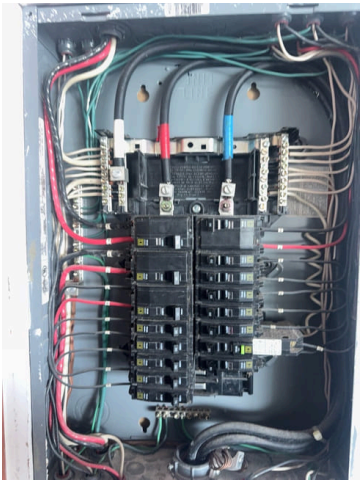
2.1.1 · Main Panel #1 Located: <i>Location of the electrical panel.</i> ✓ Kitchen	2.1.2 · Main Panel #1 Brand Name: ✓ Square D	2.1.3 · Main Panel #1 Panel Rating: <i>The amperage of the electrical panel</i> ✓ Undetermined (worn/missing labels)
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2.2.1 · Sub-Panel #1
Positive Attributes
The electrical panel is arranged well, and all breakers are properly sized.

2.12.2 · Visible Distribution Wiring Visible Distribution Wiring: <i>Material of the distribution wiring.</i> ✓ Copper	2.12.3 · Visible Distribution Wiring Visible Wiring Method: <i>Material of the sheathing or wiring covering.</i> ✓ Armored Cable
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POSITIVE ATTRIBUTES

2.1.4 · Main Panel #1
Positive Attributes
The electrical panel is arranged well, and all breakers are properly sized.



2.12.1 · Visible Distribution Wiring
Positive Attributes
The visible and accessible distribution wiring appears to be in good order.

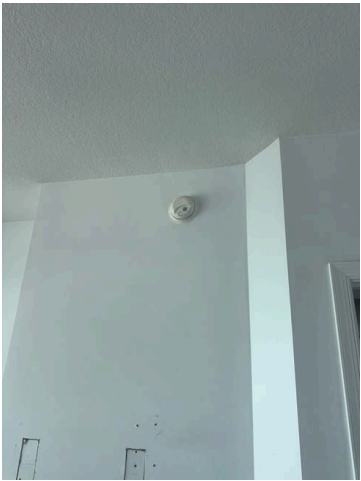
2.13.1 · Visible Light Fixtures
MAJORITY
*Positive Attributes: The majority of the light fixtures, which were accessible and tested, operated as intended.

NOTICE

2.14.1 · Smoke Detectors

PRESENT NOT TESTED

Limitation, Notice: One or more smoke detectors were present today; however, smoke detectors are not tested as part of this visual inspection. It may recommended that additional units be added in all appropriate locations (this does not mean you need more; however, more units may be recommended). It would be wise to have the seller demonstrate proper function of all detectors. Installing smoke and carbon detectors (if there are gas appliances), in all appropriate locations, is strongly recommended.



DEFICIENCIES

2.13.2 · Visible Light Fixtures

INOPERATIVE

Investigate Further: Multiple light fixtures throughout the property are inoperative. <> If the bulb(s) is/are not blown or missing, the circuit(s) should be repaired. Have the seller replace the bulbs and test all light fixtures during a final walkthrough for operability.



3. AIR CONDITIONING (MAIN)

INFORMATION

3.1.3 · Air Conditioner Energy Source: ✓ Electric	3.1.4 · Air Conditioner Location: None selected	3.1.5 · Air Conditioner System Type: ✓ Central Heat Pump
3.1.6 · Air Conditioner Age: ✓ 2018	3.1.7 · Air Conditioner Tons: ✓ 2.5	3.3.2 · Thermostat(s) Type: ✓ Digital (programmable)
3.4.1 · Ductwork Distribution Method: ✓ Not Visible/Not Determined		

POSITIVE ATTRIBUTES

3.1.1 · Air Conditioner

Positive Attributes

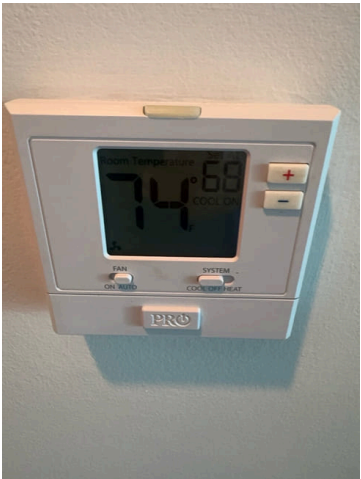
The air conditioning system operated with normal controls today and is functioning as intended (cooling cycle).



3.3.1 · Thermostat(s)

Positive Attributes

The thermostat(s) operated properly today.



DEFICIENCIES

3.1.2 · Air Conditioner

AGING

Monitor, Budget Item: The unit is "aging". Aging mechanical components or systems can malfunction, breakdown and/or discontinue proper operation at any moment and without warning. A higher level and frequency of repairs and eventual replacement should be anticipated. The "average" lifespan for an air conditioner is 10± (low)-20± (high) years, depending on the systems location, brand name (quality of parts), user maintenance and frequency of use.

 MONITOR

LIMITATIONS

3.5.1 · LIMITATIONS

DW/NOT VISIBLE

Limitation: The ductwork was not visible today.

3.5.2 · LIMITATIONS

HEAT NOT TESTED

Limitation: The heat cycle was not tested today. Have the current owner demonstrate proper operation before closing the sale of the property.

4. PLUMBING

INFORMATION

4.1.1 · General Plumbing Main Water Valve Location: ✓ Not Found - Ask Seller about Emergency Shut-Off	4.1.2 · General Plumbing Service Pipe to The Property: ✓ Undetermined - Not Located	4.3.2 · Supply Pipes Materials: ✓ CPVC
4.4.2 · Waste Pipes Materials: ✓ PVC ✓ Metal		

POSITIVE ATTRIBUTES

4.3.1 · Supply Pipes Positive Attribute: Water from both the hot and cold lines was obtained at all of the plumbing fixtures today. The water pressure supplied to the fixtures is acceptable. Only a slight drop in flow was experienced when multiple fixtures were operated simultaneously.	
4.4.1 · Waste Pipes Positive Attributes All of the plumbing fixtures drained as intended today.	

5. WATER HEATER (MAIN)

INFORMATION

5.1.3 · Water Heater

Location:

✓ Air Handler Closet



5.1.4 · Water Heater

Age:

✓ 2024

5.1.5 · Water Heater

Gallons:

✓ 38

5.1.6 · Water Heater

Energy Source:

✓ Electric

POSITIVE ATTRIBUTES

5.1.1 · Water Heater

NEW

The water heater is new or relatively newer and should have remaining useful and serviceable life. Ask the seller to provide any applicable warranties for the unit. Hot water was obtained at all of the fixtures throughout the property today.



5.1.2 · Water Heater

Hot Water:

Hot water was obtained at all of the fixtures throughout the property.

6. INTERIOR AREAS

INFORMATION

6.1.2 · Walls/Ceilings	6.2.2 · Floors	6.3.1 · Doors
Type of Walls/Ceilings:	Materials:	Types of Doors:
✓ Acoustic Spray	✓ Laminate Wood	✓ Sliding Glass (Cannot Identify Storm Protection)
✓ Drywall	✓ Tile	
✓ Tile		
6.6.2 · Balconys		
Materials:		
✓ Tile Covering - Not Fully Visible		

POSITIVE ATTRIBUTES

6.3.2 · Doors

Positive Attributes

The accessible/visible doors appear to be in, generally satisfactory/good condition.



6.6.1 · Balconys

Positive Attributes

The accessible/visible balcony appears to be in satisfactory/good condition.



DEFICIENCIES

6.1.1 · Walls/Ceilings

LOCALIZED DAMAGE

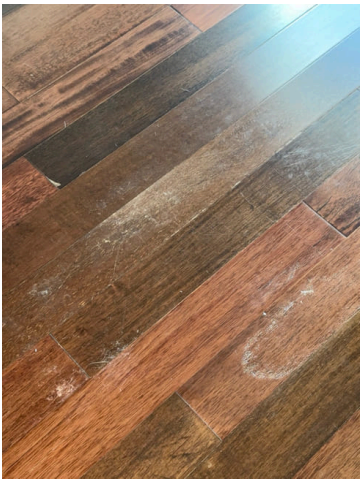
Repair: Localized damage to the interior finish was observed. <> *Approximate Costs: (low) +/- \$400 to (high) +/- \$750 (per location), depending on conclusions, approach and further evaluation by licensed contractors.



6.2.1 · Floors

DAMAGE/LAMINATE

Repair/Replace: The laminate wood floors are damaged. <> *Approximate Costs: (low) +/- \$6.00 to (high) +/- \$8.00 (per square foot), depending on conclusions, approach and further evaluation by licensed contractors.



7. KITCHEN

POSITIVE ATTRIBUTES

7.1.2 · General Kitchen

Positive Attributes

The kitchen appears to be in, generally, good/satisfactory working order.



7.4.1 · Oven

Positive Attributes

Oven(s) operated when tested.



7.5.1 · Microwave

Positive Attributes

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



7.8.1 · Sinks

Positive Attributes

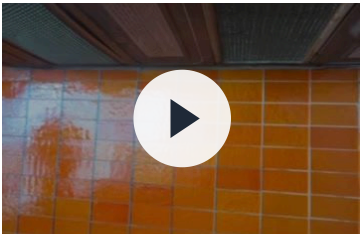
The sink(s) operated as intended.



7.10.1 · Vent Condition

Positive Attributes

The unit operated with normal controls today.



DEFICIENCIES

7.1.1 · General Kitchen

HINGES

Repair/Replace: The cabinet hydraulic arms are wron and doors do not stay up. *Approximate Costs: (low) +/--\$200 to (high) +/--\$300, depending on conclusions, approach and further evaluation by licensed contractors.



7.2.1 · Refrigerator

TEMPS TOO HIGH

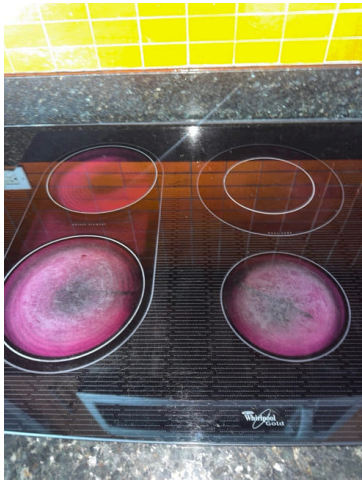
Investigate Further, Improve: The refrigerator/freezer temperatures are higher than recommended. Adjust the temperature settings and test the unit again. If the temperature is still higher than recommended, repairs may be necessary and a licensed technician should be consulted. (ice makers, water dispensers and other features are outside the scope of this inspection).



7.3.1 · Range

BURNER/INOPERATIVE

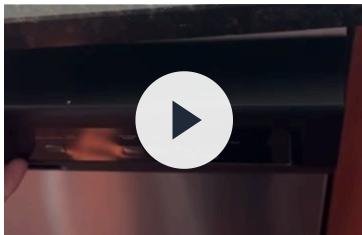
Repair: One or more burner(s) is/are inoperable. *Approximate Costs: (low) +/- \$375 to (high) +/- \$625++ (per location), depending on conclusions, model, approach and further evaluation by licensed contractors.



7.6.1 · Dishwasher

INCOMPLETE INSTALL

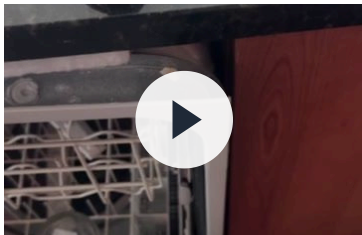
Improve: Installation is incomplete.



7.6.2 · Dishwasher

LOOSE

Improve: Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.



7.6.3 · Dishwasher

BUDGET/OLD

Replacement Budget Item: The dishwasher appears to be an older unit, and may have reached the end of its useful life. The unit should be in the immediate replacement budget.

7.7.1 · Garbage Disposal

CORROSION/SIGNIFICANT

Replace: There is a substantial amount of rust present on the disposal unit. Replacement is advisable now. *Approximate Costs: (low) +/- \$500 to (high) +/- \$700, depending on conclusions, approach and further evaluation by licensed contractors.



LIMITATIONS

7.12.1 · LIMITATIONS

ICE MAKER

Limitation: Ice makers are outside the scope of this inspection. Please have the seller demonstrate proper operation.

8. LAUNDRY

POSITIVE ATTRIBUTES

8.2.1 · Dryer

Positive Attributes

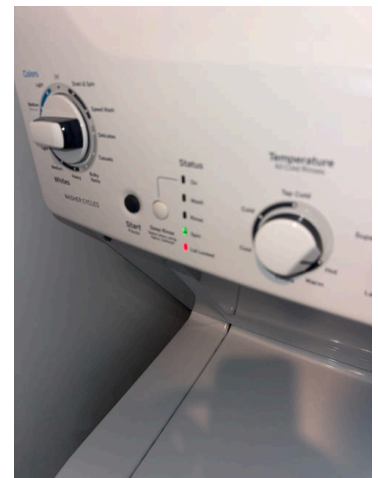
The dryer operated with normal controls today.



8.3.1 · Washer

Positive Attributes

The washer operated with normal controls today.



8.3.2 · Washer

LOCKS

*Positive Attributes: The washer appeared to operate with normal controls today. This is a unit, which "locks" during use and does not allow for testing of water temperature or intermittent inspections of the unit as it goes through all cycles to ensure proper functioning. The washer was started at the commencement of the property inspection and checked again at the conclusion. It appears that all cycles performed as intended; however, this could not be determined with a complete degree of certainty. We do recommend that the current owner demonstrate proper function of the unit before closing the sale of the property.

LIMITATIONS

8.5.1 · LIMITATIONS

NO ACCESS WASHER CONNECTIONS

Limitation: No access was gained behind the washer and or dryer. The water lines and venting system was not visible and not inspected. This restricted today's inspection.

9. MASTER BATHROOM

POSITIVE ATTRIBUTES

9.1.1 · General Bathroom

Positive Attributes

The bathroom is in, generally, good/satisfactory condition.



9.3.1 · Bath Tubs

Positive Attributes

The tub(s) operated as intended.



9.4.1 · Sinks

Positive Attributes

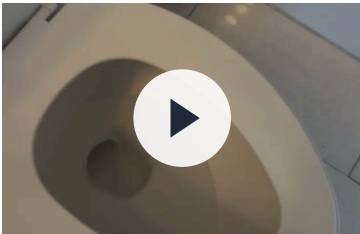
The sink(s) operated as intended.



9.5.1 - Toilets

Positive Attributes

The toilet(s) operated as intended.



10. GUEST BATHROOM

INFORMATION

10.1.1 - General Bathroom

Positive Attributes

The bathroom is in, generally, good/satisfactory condition.



POSITIVE ATTRIBUTES

10.4.1 - Sinks

Positive Attributes

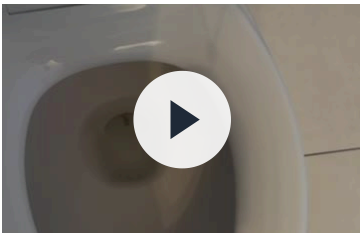
The sink(s) operated as intended.



10.5.1 - Toilets

Positive Attributes

The toilet(s) operated as intended.



LABELS

All labels used in the report

TYPES

-  INFORMATION General observations and notes
-  POSITIVE ATTRIBUTES
-  NOTICE
-  DEFICIENCIES Issues that require attention or repair
-  LIMITATIONS Limitations and restrictions

DEFECT LEVELS

-  MINOR MAINTENANCE
-  MODERATE REPAIR
-  MAJOR CONCERN

TAGS

-  SAFETY HAZARD Safety hazards and critical issues
-  RECOMMENDATION Recommended improvements or suggestions
-  MAINTENANCE ITEM Items requiring maintenance
-  OTHER Other tags and notes
-  REPAIR Item that requires repair.
-  IMPROVE / MAINTENANCE ITEM A system or component that could use or benefit from some improvements or maintenance.
-  SIGNIFICANT REPAIR / REPLACEMENT ITEM This is a system or component that requires a substantial investment to bring up to working order.
-  MONITOR A condition was observed that is functioning as intended at the time of inspection but may lead to future issues. No immediate repair is required; however, the item should be periodically observed and maintained. If conditions worsen, repair or further evaluation by a qualified professional may be needed.

LINE ITEM STATUSES

-  I — INSPECTED
-  NI — NOT INSPECTED
-  NP — NOT PRESENT
-  D — DEFICIENT