



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 3, 2026



PREPARED FOR
Alex Example



INSPECTOR
Jordan Sample

inspector@example.com
Home Inspector: FL HI11192



AGENT
Morgan Example

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SUMMARY

Click any item to jump to it in the report

Deficiencies

ELECTRICAL

- 2.1.1NO GND-INSERT & ADJUST
- 2.1.2FEEDER CONDUIT COVERED WITH WOOD
- 2.2.4Wasp Nest
- 2.6.4OLDER

AIR CONDITIONING (MAIN)

- 3.4.1OLD CONDO

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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2.16.1 · Visible Light Fixtures

ALL

*Positive Attributes: The light fixtures, which were accessible and tested, operated as intended.

NOTICE

2.17.1 · 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

2.1.1 · Service Observations

NO GND-INSERT & ADJUST

Possible Repair, Investigate Further: The system's suspected grounding connections were not visible or accessible today and the inspector could not determine, with any degree of certainty, if the system is properly "grounded" (in some cases 1-2 ground rods and or a water pipe connection may exist and due to heavy landscaping or other conditions, may not be visible during the course of this inspection.

*Approximate Costs: (low) +/--\$350 to (high) +/--\$450, depending on conclusions, approach and further evaluation by licensed electricians.

ⓘ SAFETY HAZARD

ⓘ IMPROVEMENT ITEM

2.1.2 · Service Observations

FEEDER CONDUIT COVERED WITH WOOD

Investigate further : The main feeder conduit is covered with roots. This may be hiding conduit damage/corrosion. Further investigation by licensed electrician and removal of roots/wiod around is recommended.



ⓘ SIGNIFICANT REPLACEMENT ITEM

ⓘ SAFETY HAZARD

2.2.4 · Main Panel #1

Wasp Nest

Repair: The panel has hat appears to be a wasp nest inside. Removal is recommended.



MONITOR

IMPROVEMENT ITEM

2.6.4 · Sub-Panel #1

OLDER

Budget Item: The panel is older and replacement should be anticipated in the short-term.

3. AIR CONDITIONING (MAIN)

INFORMATION

3.1.2 · Air Conditioner Energy Source: ✓ Electric	3.1.3 · Air Conditioner Location: ✓ Roof	3.1.4 · Air Conditioner System Type: ✓ Central Split System
3.1.5 · Air Conditioner Age: ✓ Undetermined	3.1.6 · Air Conditioner Tons: ✓ Not Determined	3.1.7 · Air Conditioner Temperature Split: ✓ 14-20 (acceptable)
3.2.3 · Air Handler Energy Source: ✓ Electric	3.2.4 · Air Handler Age: ✓ 2023	3.2.5 · Air Handler Serving Area: ✓ Living Area
3.3.2 · Thermostat(s) Type: ✓ Digital (programmable)	3.4.2 · 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).



Return temperature/74



Supplie temperature/56

3.2.1 · Air Handler

NEWER

Positive Attributes: The unit is relatively newer. Regular maintenance will, of course, be necessary.



3.2.2 · Air Handler

AH OPERATED

*Positive Attributes: The air handler operated with normal controls today and is functioning as intended.

3.3.1 · Thermostat(s)

Positive Attributes

The thermostat(s) operated properly today.



DEFICIENCIES

3.4.1 · Ductwork

OLD CONDO

Investigate Further, Possible Budget Item: Based on the age of the building, the ductwork may be original or older. Ductwork has a maximum lifespan of 20-25 years. If the ductwork is original/older, replacement is imminent. Ask the seller to disclose the age of the ductwork and plan/budget accordingly.

LIMITATIONS

3.1.8 · Air Conditioner

Roof-mounted AC Condenser - Access Not Verified

📍 Roof

The air-conditioning condenser unit is situated on the roof. No service ladder was present, and the inspector was unable to obtain visual access to the unit for a direct examination.

Consequently, the condition of the rooftop condenser could not be verified during this inspection. The seller should be asked to provide the unit's age, model information, and any known condition or performance details.

👁️ MONITOR

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: ✓ Copper
4.4.2 · Waste Pipes Materials: ✓ Undetermined		

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

5.1.2 · Water Heater	5.1.3 · Water Heater	5.1.4 · Water Heater
Location:	Age:	Gallons:
✓ Air Handler Closet	✓ 2021	✓ 38
5.1.5 · 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.



6. INTERIOR AREAS

INFORMATION

6.1.2 · Walls/Ceilings Type of Walls/Ceilings: ✓ Drywall ✓ Tile	6.2.2 · Floors Materials: ✓ Laminate Wood ✓ Tile	6.3.2 · Doors Types of Doors: ✓ Unglazed Wood (Cannot Identify Storm Protection) ✓ Sliding Glass (Approved Storm Protection)
6.4.2 · Windows Types of Windows: ✓ Sliders (Approved Storm Protection)		

6.5.2 · Mold

Mold Detection

Mold detection is outside the scope of this inspection. Signs of what could appear to be mold, may or may not be noted on this report and further, more exploratory, laboratory testing is/would be recommended by a mold assessor. Atlantic Building Inspections are State Licensed Mold Assessors and can be hired, independently of this inspection to perform mold sampling for an additional charge. Air samples are taken and sent to a laboratory for microscopic analysis and full report.

POSITIVE ATTRIBUTES

6.1.1 · Walls/Ceilings

Positive Attributes

The accessible/visible walls and ceilings appear to be in, generally satisfactory/good condition.

6.2.1 · Floors

Positive Attributes

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

6.3.1 · Doors

Positive Attributes

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

6.4.1 · Windows

Positive Attributes

The accessible/visible windows operated as intended today and are in, generally, satisfactory/good condition. Sealing and caulking windows is recommended as an ongoing maintenance requirement as wind driven rain may allow infiltration.

NOTICE

6.5.1 · Mold

DRY

Evidence of, what appears to be, mold was observed. Mold detection is outside the scope of this inspection; however, it should be noted that not all molds are harmful and only laboratory testing can determine the type of mold, if any. The accessible area(s) tested dry with a moisture meter today. Mold testing is recommended. Ask the seller to disclose any historical data regarding mold. Consult a licensed mold assessor, before the end of your inspection period, for mold sampling. Atlantic Building Inspections is a State Licensed Mold Assessor (call the office if you wish to schedule a mold sampling). *the cost summary provided is for sampling/testing ONLY. Obtain remediation costs from a licensed mold remediator after obtaining laboratory analysis results. *Approximate Costs: (low) +/- \$450 to (high) +/- \$UNKNOWN (for MOLD testing ONLY), depending on conclusions, approach and further evaluation by licensed contractors.



 MONITOR

LIMITATIONS

6.9.1 · LIMITATIONS

RECENT PAINT

Limitation: The interior walls and ceilings appear to have been recently painted. This could conceal historical data.

6.9.2 · LIMITATIONS

TERMITES NOT FOUND

Notice, Limitation, Investigate Further: Pest treatments in South Florida are an ongoing maintenance requirement. No evidence of pest activity was observed at the property today; however, consulting with a licensed termite company for further evaluation and estimates is recommended. Typically, if the property has not been pest treated within the past 5-6 years +/-, the property may be due for treatment. Consult with the seller regarding previous pest treatments and warranties. Preventative treatments are always recommended.

7. KITCHEN

INFORMATION

7.10.2 · Vent Condition

Type:

✓ Recirculating

POSITIVE ATTRIBUTES

7.1.1 · General Kitchen

Positive Attributes

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



7.1.2 · General Kitchen

Positive Attributes

All the appliances tested today operated with normal controls.

7.2.1 · Refrigerator

Positive Attributes

The refrigerator/freezer operated as intended and "normal" temperatures were recorded today (ice makers, water dispensers and other features are outside the scope of this inspection).



7.3.1 · Range

Positive Attributes

All the range heating elements operated when tested.



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.



7.6.1 · Dishwasher

Positive Attribute:

The unit functioned with standard controls today; however, it is important to note that dishwashers most frequently experience internal failures related to the pump, motor, or seals. Our protocol does not involve disassembling these units to inspect these specific components. We advise operating the unit during a final walkthrough to make sure it is operating as intended.



7.7.1 • Garbage Disposal

Positive Attribute:

Operated - appeared functional at time of inspection.



7.8.1 • Sinks

Positive Attributes

The sink(s) operated as intended.



7.9.1 · Sink #2

Positive Attributes

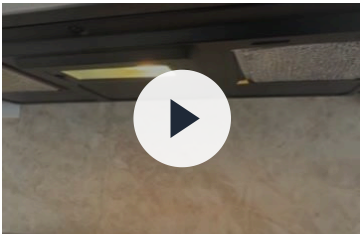
The sink(s) operated as intended.



7.10.1 · Vent Condition

Positive Attributes

The unit operated with normal controls today.



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

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.



9.2.1 · Showers

Positive Attributes

The shower(s) operated as intended.



9.4.1 · Sinks

Positive Attributes

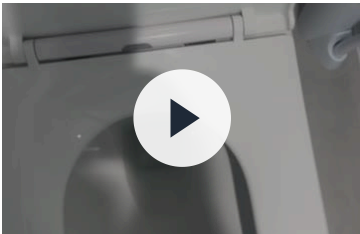
The sink(s) operated as intended.



9.5.1 - Toilets

Positive Attributes

The toilet(s) operated as intended.



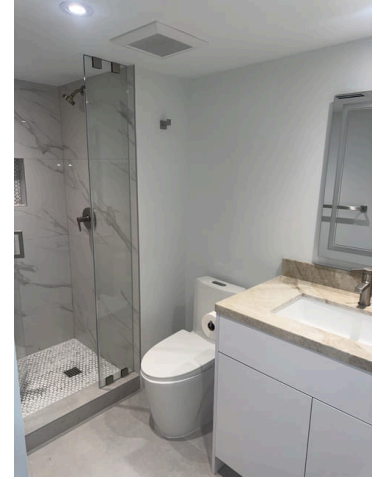
10. GUEST BATHROOM

POSITIVE ATTRIBUTES

10.1.1 · General Bathroom

Positive Attributes

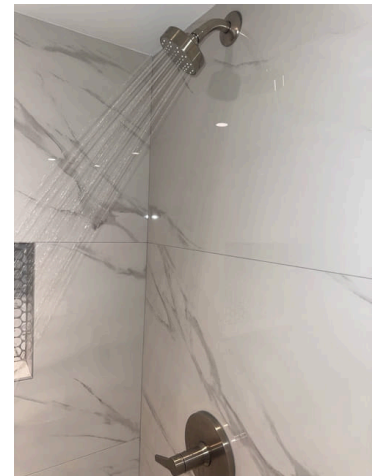
The bathroom is in, generally, good/satisfactory condition.



10.2.1 · Showers

Positive Attributes

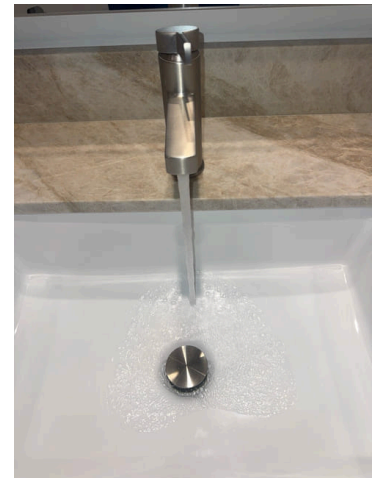
The shower(s) operated as intended.



10.4.1 · Sinks

Positive Attributes

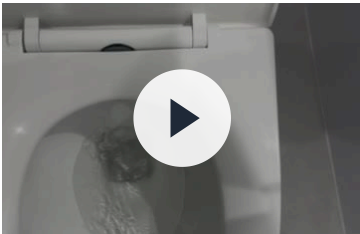
The sink(s) operated as intended.



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

TAGS

-  RECOMMENDATION
- A suggestion to improve comfort, efficiency, or longevity — not urgent, but worth considering.
-  MONITOR
- Currently functioning normally, but worth keeping an eye on. No action needed now — just check it periodically.
-  MAINTENANCE ITEM
- Routine upkeep that should be addressed to keep things working properly and prevent larger issues down the road.
-  IMPROVEMENT ITEM
- Not broken, but would benefit from an upgrade or minor fix to perform better or last longer.
-  SAFETY HAZARD
- A condition that poses a risk of injury or harm. Should be addressed as soon as possible.
-  REPAIR
- Something that is not functioning correctly and needs to be fixed by a qualified professional.
-  SIGNIFICANT REPAIR
- A more serious issue requiring professional repair that may involve notable time, cost, or effort to resolve.
-  REPLACE
- The item has reached the end of its useful life or is beyond repair and needs to be fully replaced.
-  SIGNIFICANT REPLACEMENT ITEM
- A major system or component that needs full replacement, likely involving a significant financial investment.

LINE ITEM STATUSES

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