

GOLDEN RULE HOME INSPECTIONS

Inspection Report

Prepared For:
Park Apartments Inc
Nancy Mattis

Property Address:
24201 Walden Center Dr
Bonita Springs, FL 34134



Golden Rule Home Inspections

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CONDITIONS AND EXCLUSIONS

This inspection report will give you a partial picture of the condition of the building being inspected. It is recommended that you also obtain a complete disclosure from the seller as to their knowledge of any defects to the property. Rely on that disclosure together with this inspection report and any other available reports (termite, VA, appraisal, etc.) for the overall condition of the building. Air Conditioning / Heating inspection is a minimal inspection verifying that conditioned air is produced at the time of the inspection. We do not check for refrigerant leaks. A specialist should be retained to clean and service used equipment.

SCOPE AND PURPOSE:

This is a limited, visual inspection of apparent conditions in readily accessible areas of the structure (the inspector will not move appliances, furniture, rugs, personal effects, boxes, etc.). It is an inspection designed to determine the working condition status of those items listed in the inspection report. The scope and extent of this inspection and report are limited to the specific items in the report (subject to Exclusions) to the extent that they are readily visible, accessible and apparent. The inspector is not required to walk on the roof. Roofs are inspected for visual condition, and signs of leaks. We do not guaranty roofs to be free of leaks. Pools are inspected for general condition. Pool leaks are not part of the inspection unless they are apparent from leaking piping.

This is not an inspection to detect code compliance, safety, design or cosmetic deficiencies.

The inspection comments on the working condition of only those items listed in the report. It does not intend to imply working condition of anything not expressly stated. Notations and comments on working condition apply to the item on the day of inspection only and in no way warrants or guarantees any length of remaining service. The report is not a guarantee or a warranty of the condition of any items mentioned or not mentioned in this report. The report is solely a listing of items that are and are not in working condition, in the opinion of the inspector, at the time of inspection. It is quite possible for an appliance to be leak free and operational on the day of inspection, and to either leak and/or not operate immediately thereafter.

EXCLUSIONS:

Inspections of and/or reporting on the following items are specifically excluded from the scope of this inspection:

Environmental hazards, potentially dangerous or hazardous chemicals or substances, toxic or hazardous materials, contaminants, or waste such as asbestos, radon, lead paint, urea formaldehyde, electro magnetic fields from utility company and other electric equipment such as transformers, etc., fuel and oil tanks, tests for determining the suitability or quality of drinking water or air, lead (in paint, solder, water pipes, etc.), any and all environmental testing / inspecting and/or reporting; Buildings, grounds and structures outside the footprint of the main building; Sewage pumps, septic systems, water softeners and water softening or purification systems; Well pipes, parts, shafts, and water conditioning equipment; Sub surface soil conditions; Concealed conditions, anything not readily visible. Technically complex systems or devices such as self-cleaning ovens, heat exchangers, alarm systems, solar systems, air quality control systems, humidity control systems, automatic timer controls, and satellite dish systems; Any fire, smoke and carbon monoxide detection units or systems; Any gas appliances in which the pilot light is turned off or requires technical instructions to operate; Low voltage electrical systems, including TV reception cables and outlets, telephones and phone wiring, intercoms, security systems, audio speakers and wiring, automated equipment; Underground and/or concealed piping; Code violations and/or deficiencies; Verification of tempered or safety glass at windows, doors, shower or tub enclosures; Through wall or window mounted air conditioners; Central AC systems are only checked for minimal performance at time of inspection; Condition of refrigerant lines and quantity of refrigerant is not checked.

Inspections for termites, dry rot, fungus or other wood destroying pests or organisms; inspections of pools, spas, Jacuzzis, fountains and all related equipment (mechanical, electrical, ladders, hand rails, etc.) are additional inspections offered by the Inspector. If you have paid the additional premiums for either of these types of inspections you will receive these reports. Otherwise, they are not included in the scope of your inspection.

This is not a safety inspection. No recommendations are given.

Light switches and/or dimmers are checked, but due to light sensors, motion detectors, etc all switches/lights may not be able to be verified.

LIABILITY:

The limit of liability to be incurred by the Inspector for any errors or omissions is equal to the fee paid for the inspection.

The inspection presents a good faith, best guess opinion of the property components observed during the limited visual inspection. In the event of any potential claim, the person to whom this report is made out to must give the Inspector the opportunity to inspect the problem prior to any repairs or replacement being made.

The previously stated exclusions and conditions are considered to be mutually acceptable to all parties involved. The Inspector offers to buy back the entire inspection report (rendering it void), if the Buyer is dissatisfied with the inspection or chooses not to accept the conditions and exclusions herein stated. To affect the rescinding and voiding of this inspection report and receive a refund, Buyer is responsible to personally obtain and sign the Inspector's refund agreement at the Inspector's business office, within 72 hours of the receipt of this report.

WARRANTEE:

This inspection report is not intended to be a warrantee or guarantee of anything inspected.

Date: 4/18/2006	Time: 9:00 AM	Report ID: Mattis - WCI
Property: 24201 Walden Center Dr Bonita Springs, FL 34134	Customer: Park Apartments Inc Nancy Mattis	Real Estate Professional: Paige Eber IPC

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Approved (A) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Defect, Repair or Replace (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Comment (C) = The item is one in which we want to bring it to your attention even though it may be cosmetic.

Age Of Building:
Under 5 Years

Client Is Present:
No

Radon Test:
No

Water Test:
No

Weather:
Cloudy

Temperature:
Over 80

Rain in last 3 days:
No

Roof System, Drainage, Roof Penetrations

The inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		A	NI	NP	D	C	Styles & Materials
1.0	ROOF COVERINGS	X					VIEWED ROOF COVERING FROM: GROUND
1.1	VENTILATION OF ATTIC	X					ROOF COVERING: CONCRETE TILE
1.2	ROOFING DRAINAGE SYSTEMS	X					

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The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Exterior Components

The inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing or impact glass in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including, saunas, steam baths, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, boxes, plant life, soil, snow, ice or debris that obstructs access or visibility.

		A	NI	NP	D	C	Styles & Materials
2.0	EXT. WALLS, FLASHING,& TRIM				X	X	SIDING MATERIAL: STUCCO
2.1	EXTERIOR CEILINGS	X					SOFFIT: STUCCO
2.2	WINDOWS ON EXTERIOR	X					DRIVEWAY/PARKING LOT: ASPHALT
2.3	WALKS	X				X	WALKWAY: Concrete
2.4	VEGETATION, GRADING, DRAINAGE, AND RETAINING WALLS (With respect to their effect on the condition of the building)				X		FRONT ENTRY: Concrete
2.5	HOSE BIBS	X					
2.6	ELECTRIC	X					
2.7	PARKING LOT, WALKS				X	X	
2.8	EAVES, SOFFITS, PARAPETS, AND FASCIAS	X					

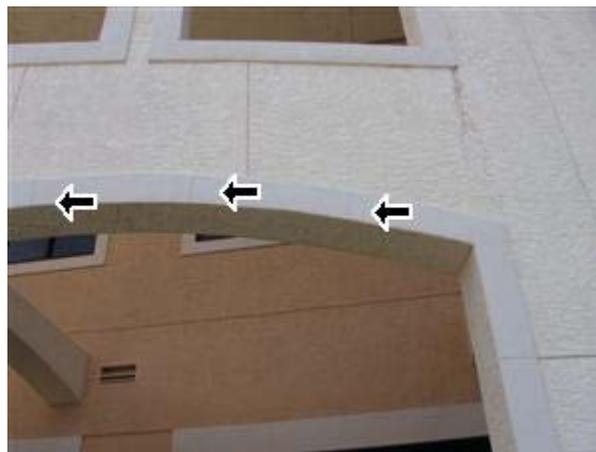
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Comments:

2.0 Stucco has cracks some of which are on the exterior wall of the building that must be filled to prevent water intrusion. Those on decorative walls are just cosmetic.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6

Along the side of the building facing US 41 there is lumber stored. All wood should be removed ASAP. It will attract termites.



2.0 Picture 7

The aluminum cap in between the two windows shown on the south side of the building has slipped exposing a structural steel column to the weather. The steel is badly rusted and has signs of extreme corrosion. A structural engineer should evaluate whether or not the steel column is OK.

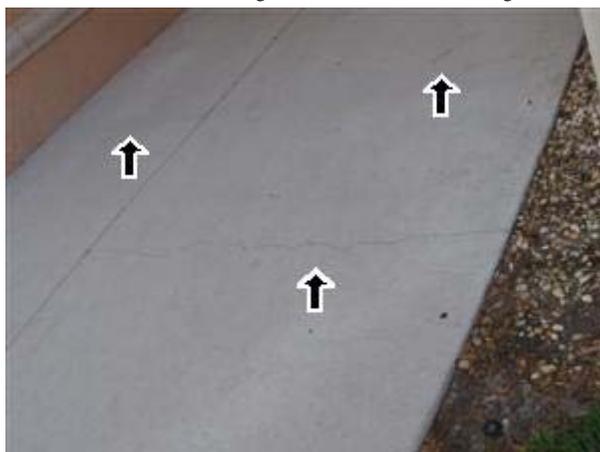


2.0 Picture 8



2.0 Picture 9

2.3 Normal settlement cracking on sidewalk around building.



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3



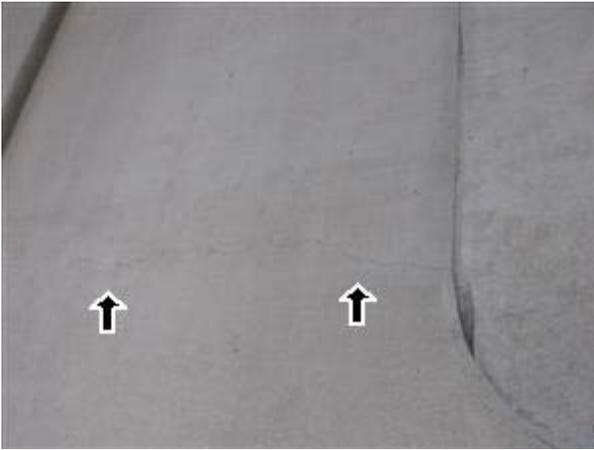
2.3 Picture 4



2.3 Picture 5



2.3 Picture 6



2.3 Picture 7



2.3 Picture 8

2.4 The ground has eroded under the two landings at the exterior doors facing US 41. Both areas require the mulch to be pulled back, fill dirt added, and then mulch re-applied.



2.4 Picture 1



2.4 Picture 2

2.7 Asphalt at exit for drive through at the bank by the stop sign is buckling. The roots from the palm tree appear to be pushing up through the asphalt. A section of curb appears to be slightly displaced in area shown.



2.7 Picture 1

Drive-thru bank teller concrete has normal settlement cracking.



2.7 Picture 2

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Realty Kitchen

		A	NI	NP	D	C
3.0.A	CEILINGS	X				
3.1.A	WALLS	X				
3.2.A	FLOORS	X				
3.3.A	COUNTERS AND CABINETS	X				
3.4.A	DOORS	X				
3.5.A	DISHWASHER	X				
3.6.A	REFRIGERATOR	X				
3.7.A	BASE	X				
3.8.A	ELECTRIC	X				
3.9.A	SINK	X				
3.10.A	FAUCET	X				

Styles & Materials

CABINETY:
LAMINATE

COUNTERTOP:
LAMINATE

A NI NP D C

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Permitting Kitchen

		A	NI	NP	D	C	Styles & Materials
3.0.B	CEILINGS	X					CABINETRY: LAMINATE
3.1.B	WALLS	X					COUNTERTOP: LAMINATE
3.2.B	FLOORS	X					
3.3.B	COUNTERS AND CABINETS	X					
3.4.B	DOORS	X					
3.5.B	DISHWASHER	X					
3.6.B	REFRIGERATOR	X					
3.7.B	BASE	X					
3.8.B	ELECTRIC	X					
3.9.B	SINK	X					
3.10.B	FAUCET	X					

A NI NP D C

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1st Fl Men's Room

		A	NI	NP	D	C
4.0.A	CEILINGS	X				
4.1.A	WALLS	X				
4.2.A	FLOORS	X				
4.3.A	CABINET& COUNTER TOP	X				
4.4.A	MEDICINE CABINET/MIRROR	X				
4.5.A	BATH ACCESSORIES	X				
4.6.A	DOORS	X				
4.7.A	BASE MOLDING	X				
4.8.A	SINK				X	
4.9.A	FAUCET	X				
4.10.A	TOILET	X				
4.11.A	ELECTRIC	X				
4.12.A	EXHAUST FAN	X				

A NI NP D C

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Comments:**4.8.A** Handicap sink stopper doesn't hold water.**1st Fl Women's Room**

		A	NI	NP	D	C
4.0.B	CEILINGS	X				
4.1.B	WALLS	X				
4.2.B	FLOORS	X				
4.3.B	CABINET& COUNTER TOP	X				
4.4.B	MEDICINE CABINET/MIRROR	X				
4.5.B	BATH ACCESSORIES	X				
4.6.B	DOORS	X				

A NI NP D C

		A	NI	NP	D	C
4.7.B	BASE MOLDING	X				
4.8.B	SINK					X
4.9.B	FAUCET	X				
4.10.B	TOILET	X				
4.11.B	ELECTRIC	X				
4.12.B	EXHAUST FAN	X				
		A	NI	NP	D	C

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Comments:

4.8.B Top of left sink stopper is missing.



4.8.B Picture 1

2nd Fl Men's Room

		A	NI	NP	D	C
4.0.C	CEILINGS	X				
4.1.C	WALLS	X				
4.2.C	FLOORS	X				
4.3.C	CABINET& COUNTER TOP	X				
4.4.C	MEDICINE CABINET/MIRROR	X				
4.5.C	BATH ACCESSORIES					X
4.6.C	DOORS	X				
4.7.C	BASE MOLDING	X				
4.8.C	SINK					X
4.9.C	FAUCET	X				
4.10.C	TOILET	X				
4.11.C	ELECTRIC					X
4.12.C	EXHAUST FAN	X				
		A	NI	NP	D	C

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Comments:

4.5.C Handicap area is missing the toilet paper holder and has holes in wall where it used to be located.



4.5.C Picture 1

4.8.C Top of sink stopper is missing.



4.8.C Picture 1

4.11.C When GFCI outlet is tripped tester indicates the hot and ground wires are reversed, and test button makes a loud noise. A licensed electrician should check and correct problem.

2nd Fl Women's Room

		A	NI	NP	D	C
4.0.D	CEILINGS	X				
4.1.D	WALLS	X				
4.2.D	FLOORS	X				
4.3.D	CABINET& COUNTER TOP	X				
4.4.D	MEDICINE CABINET/MIRROR	X				
4.5.D	BATH ACCESSORIES	X				
4.6.D	DOORS	X				
4.7.D	BASE MOLDING	X				
4.8.D	SINK	X				
4.9.D	FAUCET	X				
4.10.D	TOILET	X				
4.11.D	ELECTRIC	X				
4.12.D	EXHAUST FAN	X				

A NI NP D C

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Stairwell

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and cabinets; and doors and windows. The inspector shall: Operate windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful

condensation on building components. The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

A NI NP D C

		A	NI	NP	D	C
5.0.A	CEILINGS	X				
5.1.A	WALLS	X				
5.2.A	FLOORS	X				X
5.3.A	DOORS	X				
5.4.A	ELECTRIC				X	
5.5.A	RAILINGS				X	

A NI NP D C

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Comments:

5.0.A Railing at SE stairwell at intermediate landing is loose.



5.0.A Picture 1

5.2.A SE stairwell floor has normal settlement cracking.

5.4.A Exit sign is supported by a piece of 2x6.



5.4.A Picture 1

5.5.A Railing at SE stairwell at intermediate landing is loose.

The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Lobby

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and cabinets; and doors and windows. The inspector shall: Operate windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

A NI NP D C

A NI NP D C

5.0.B	CEILINGS	X				
5.1.B	WALLS	X				
5.2.B	FLOORS	X				X
5.3.B	DOORS	X				
5.4.B	BASE MOLDING	X				
5.5.B	ELECTRIC				X	

A NI NP D C

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Comments:**5.2.B** Floor tile is cracked at front lobby door.

5.2.B Picture 1

5.5.B Outlet next to bathroom hall has a clogged ground plug.

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Hall 2nd Floor

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and cabinets; and doors and windows. The inspector shall: Operate windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

A NI NP D C

5.0.C	CEILINGS	X				
5.1.C	WALLS	X				
5.2.C	FLOORS				X	
5.3.C	DOORS	X				
5.4.C	WINDOWS	X				
5.5.C	BASE MOLDING	X				
5.6.C	ELECTRIC	X				

A NI NP D C

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Comments:**5.2.C** Three tiles in front of the mechanical room door and one in front of the elevator are cracked. This is a sign of the floor settling.



5.2.C Picture 1



5.2.C Picture 2

In the south section of the hallway from the door to the stairs to the end of the hall the tiles are a different color.



5.2.C Picture 3

In the north section of the hall at Victoria Spina's door the tiles at the carpet are broken and east of the door at the base molding excessive grout has been used and is breaking down.



5.2.C Picture 4



5.2.C Picture 5

The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Old Florida Bank 101

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A NI NP D C

5.0.D	CEILINGS	X				
5.1.D	WALLS	X				
5.2.D	FLOORS	X				
5.3.D	DOORS	X				
5.4.D	WINDOWS	X				
5.5.D	BASE MOLDING				X	
5.6.D	ELECTRIC	X				

A NI NP D C

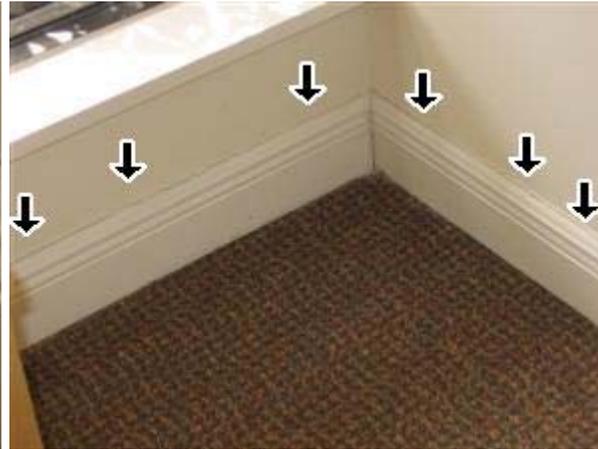
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Comments:

5.5.D Base molding along window wall in right office facing US 41 is separating from the sheet rock walls and has a gap in corners. This is usually caused by water intrusion. A moisture meter was used and wall was dry at time of inspection. It has only rained twice in the last 4 month or so. If leak is from rain it would read dry.



5.5.D Picture 1



5.5.D Picture 2



5.5.D Picture 3



5.5.D Picture 4

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WCI Design Studio 104

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and cabinets; and doors and windows. The inspector shall: Operate windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

A NI NP D C

5.0.E	CEILINGS	X				
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A NI NP D C

		A	NI	NP	D	C
5.1.E	WALLS					X
5.2.E	FLOORS		X			
5.3.E	DOORS		X			
5.4.E	WINDOWS		X			
5.5.E	BASE MOLDING		X			
5.6.E	ELECTRIC					X
		A	NI	NP	D	C

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Comments:

5.1.E Sheet rock is damaged in the bathroom fixture showroom and needs to be repaired.



5.1.E Picture 1

Sheetrock at window by the fountain in the specialty area is peeling away. It is not wet or soft.



5.1.E Picture 2

5.6.E Cover plates are missing for the wall outlets in the lighting fixture showroom.

The same in the computer control room and the promotion room with the TV



5.6.E Picture 1



5.6.E Picture 2



5.6.E Picture 3



5.6.E Picture 4

Light cover plates are missing for the track lights in the light fixture area.

This is also true for the ceiling and vanity lights in the bathroom areas.



5.6.E Picture 5



5.6.E Picture 6



5.6.E Picture 7



5.6.E Picture 8

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WCI Permitting 2nd Fl

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and cabinets; and doors and windows. The inspector shall: Operate windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

A NI NP D C

5.0.F	CEILINGS	X				
5.1.F	WALLS	X				
5.2.F	FLOORS	X				
5.3.F	DOORS	X				
5.4.F	WINDOWS	X				
5.5.F	BASE MOLDING	X				
5.6.F	ELECTRIC	X				

A NI NP D C

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The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

WCI Realty 2nd Fl

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and cabinets; and doors and windows. The inspector shall: Operate windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

A NI NP D C

5.0.G	CEILINGS	X				
5.1.G	WALLS	X				
5.2.G	FLOORS	X				
5.3.G	DOORS	X				
5.4.G	WINDOWS	X				
5.5.G	BASE MOLDING	X				
5.6.G	ELECTRIC	X				

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The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

W C I Human Resources 2nd Fl

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and cabinets; and doors and windows. The inspector shall: Operate windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		A	NI	NP	D	C
5.0.H	CEILINGS	X				
5.1.H	WALLS					X
5.2.H	FLOORS	X				
5.3.H	DOORS	X				
5.4.H	WINDOWS	X				
5.5.H	BASE MOLDING					X
5.6.H	ELECTRIC					X

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Comments:

5.1.H Sheetrock in Kim Williams office has a hole in it. This will need repair.



5.1.H Picture 1

5.5.H Base molding is missing and separated from wall at entrance to Kim Williams office.



5.5.H Picture 1

5.6.H Two outlet(s) are missing cover-plate at south and north walls in east section of the office.



5.6.H Picture 1



5.6.H Picture 2

The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical System

The inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the building, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground. The inspector shall report any observed aluminum branch circuit wiring. The inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		A	NI	NP	D	C
6.0	SERVICE ENTRANCE CONDUCTORS	X				
6.1	MAIN AND DISTRIBUTION PANELS	X				

Styles & Materials
ELECTRICAL SERVICE
CONDUCTORS:
 BELOW GROUND

PANEL TYPE:
 CIRCUIT BREAKERS

BRANCH WIRE 15 and 20 AMP:
 COPPER

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The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Structural Components

The Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the inspector or other persons.

		A	NI	NP	D	C
7.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				
7.1	WALLS (Structural)				X	
7.2	FLOORS (Structural)	X				
7.3	CEILINGS (structural)	X				
7.4	CEILINGS/ROOF (structural)	X				

A NI NP D C

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Comments:

7.1 The aluminum cap in between the two windows shown on the south side of the building has slipped exposing a structural steel column to the weather. The steel

is badly rusted and has signs of extreme corrosion. A structural engineer should evaluate whether or not the steel column is OK.



7.1 Picture 1



7.1 Picture 2

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Plumbing System

The inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools unless paid for as an additional item to inspection; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		A	NI	NP	D	C
8.0	FIRE SPRINKLER	X				

Styles & Materials
WATER SOURCE:
 PUBLIC

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The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older buildings with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Central Air Conditioning

The inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The inspector shall describe: Energy sources; and Cooling equipment type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

		A	NI	NP	D	C
9.0	COOLING AND AIR HANDLER EQUIPMENT	X				
9.1	NORMAL OPERATING CONTROLS	X				
9.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				
9.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				
9.4	CONDENSATE DRAIN LINE	X				

Styles & Materials
COOLING EQUIPMENT TYPE:
 SPLIT SYSTEM AC

CENTRAL AIR MANUFACTURER:
 AMANA
 BRYANT
 TRANE

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The cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection involves removal and inspection behind air handler service

door, but no other service doors, nor dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Inspector only takes a temperature differential between the supply and return to determine adequate performance of unit. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Elevator

		A	NI	NP	D	C
10.0	WALLS	X				
10.1	FLOORS	X				
10.2	CEILING	X				
10.3	DOORS	X				

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Defects

GOLDEN RULE HOME INSPECTIONS

Golden Rule Home Inspections

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GC Lic#CGC 057680 ASHI #211242 NACHI & NAHI member

www.GoldenRuleHomeInspections.com GoldenRuleHI@comcast.net

Customer

Park Apartments Inc

Nancy Mattis

Property Address

24201 Walden Center Dr

Bonita Springs, FL 34134

Exterior Components

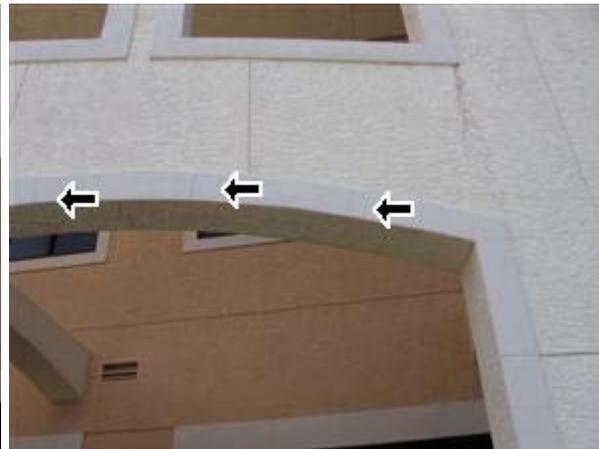
2.0 EXT. WALLS, FLASHING,& TRIM

Defective, Repair or Replace, Comment

Stucco has cracks some of which are on the exterior wall of the building that must be filled to prevent water intrusion. Those on decorative walls are just cosmetic.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6

The aluminum cap in between the two windows shown on the south side of the building has slipped exposing a structural steel column to the weather. The steel is badly rusted and has signs of extreme corrosion. A structural engineer should evaluate whether or not the steel column is OK.



2.0 Picture 8



2.0 Picture 9

2.4 VEGETATION, GRADING, DRAINAGE, AND RETAINING WALLS (With respect to their effect on the condition of the building)

Defective, Repair or Replace

The ground has eroded under the two landings at the exterior doors facing US 41. Both areas require the mulch to be pulled back, fill dirt added, and then mulch re-applied.



2.4 Picture 1



2.4 Picture 2

2.7 PARKING LOT, WALKS

Defective, Repair or Replace, Comment

Asphalt at exit for drive through at the bank by the stop sign is buckling. The roots from the palm tree appear to be pushing up through the asphalt. A section of curb appears to be slightly displaced in area shown.



2.7 Picture 1

1st Fl Men's Room

4.8.A SINK

Defective, Repair or Replace

Handicap sink stopper doesn't hold water.

1st Fl Women's Room

4.8.B SINK

Defective, Repair or Replace

Top of left sink stopper is missing.



4.8.B Picture 1

2nd Fl Men's Room

4.5.C BATH ACCESSORIES

Defective, Repair or Replace

Handicap area is missing the toilet paper holder and has holes in wall where it used to be located.



4.5.C Picture 1

4.8.C SINK

Defective, Repair or Replace

Top of sink stopper is missing.



4.8.C Picture 1

4.11.C ELECTRIC

Defective, Repair or Replace

When GFCI outlet is tripped tester indicates the hot and ground wires are reversed, and test button makes a loud noise. A licensed electrician should check and correct problem.

Stairwell

5.4.A ELECTRIC

Defective, Repair or Replace

Exit sign is supported by a piece of 2x6.



5.4.A Picture 1

5.5.A RAILINGS

Defective, Repair or Replace

Railing at SE stairwell at intermediate landing is loose.

Lobby

5.5.B ELECTRIC

Defective, Repair or Replace

Outlet next to bathroom hall has a clogged ground plug.

Hall 2nd Floor

5.2.C FLOORS

Defective, Repair or Replace

Three tiles in front of the mechanical room door and one in front of the elevator are cracked. This is a sign of the floor settling.



5.2.C Picture 1



5.2.C Picture 2

In the north section of the hall at Victoria Spina's door the tiles at the carpet are broken and east of the door at the base molding excessive grout has been used and is breaking down.



5.2.C Picture 4



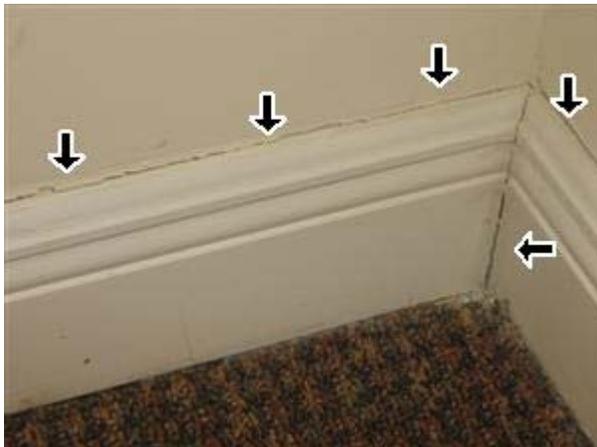
5.2.C Picture 5

Old Florida Bank 101

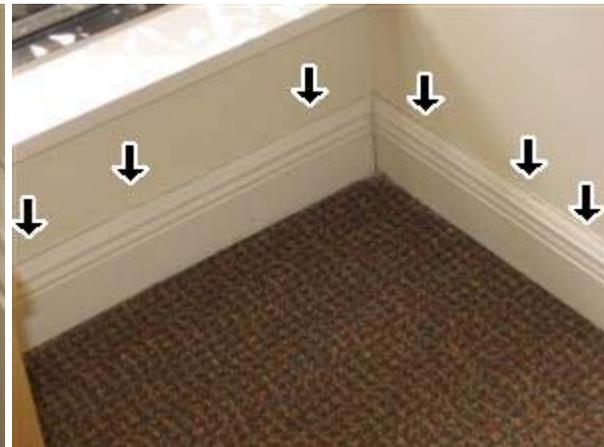
5.5.D BASE MOLDING

Defective, Repair or Replace

Base molding along window wall in right office facing US 41 is separating from the sheet rock walls and has a gap in corners. This is usually caused by water intrusion. A moisture meter was used and wall was dry at time of inspection. It has only rained twice in the last 4 month or so. If leak is from rain it would read dry.



5.5.D Picture 1



5.5.D Picture 2



5.5.D Picture 3



5.5.D Picture 4

WCI Design Studio 104

5.1.E WALLS

Defective, Repair or Replace

Sheet rock is damaged in the bathroom fixture showroom and needs to be repaired.



5.1.E Picture 1

5.6.E ELECTRIC**Defective, Repair or Replace**

Cover plates are missing for the wall outlets in the lighting fixture showroom.

The same in the computer control room and the promotion room with the TV



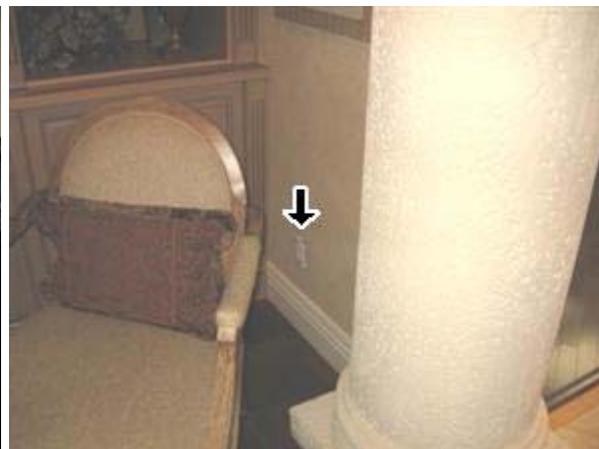
5.6.E Picture 1



5.6.E Picture 2



5.6.E Picture 3



5.6.E Picture 4

Light cover plates are missing for the track lights in the light fixture area.

This is also true for the ceiling and vanity lights in the bathroom areas.



5.6.E Picture 5



5.6.E Picture 6



5.6.E Picture 7



5.6.E Picture 8

W C I Human Resources 2nd Fl

5.1.H WALLS

Defective, Repair or Replace

Sheetrock in Kim Williams office has a hole in it. This will need repair.



5.1.H Picture 1

5.5.H BASE MOLDING

Defective, Repair or Replace

Base molding is missing and separated from wall at entrance to Kim Williams office.



5.5.H Picture 1

5.6.H ELECTRIC

Defective, Repair or Replace

Two outlet(s) are missing cover-plate at south and north walls in east section of the office.



5.6.H Picture 1



5.6.H Picture 2

Structural Components

7.1 WALLS (Structural)

Defective, Repair or Replace

The aluminum cap in between the two windows shown on the south side of the building has slipped exposing a structural steel column to the weather. The steel is badly rusted and has signs of extreme corrosion. A structural engineer should evaluate whether or not the steel column is OK.



7.1 Picture 1



7.1 Picture 2

Inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Comments



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Customer

Park Apartments Inc

Nancy Mattis

Property Address

24201 Walden Center Dr

Bonita Springs, FL 34134

Exterior Components

2.0 EXT. WALLS, FLASHING,& TRIM

Defective, Repair or Replace, Comment

Along the side of the building facing US 41 there is lumber stored. All wood should be removed ASAP. It will attract termites.



2.0 Picture 7

2.3 WALKS

Approved, Comment

Normal settlement cracking on sidewalk around building.



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3



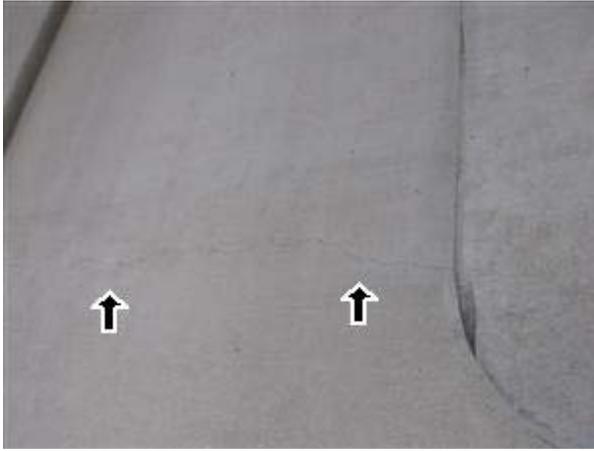
2.3 Picture 4



2.3 Picture 5



2.3 Picture 6



2.3 Picture 7



2.3 Picture 8

2.7 PARKING LOT, WALKS

Defective, Repair or Replace, Comment

Asphalt at exit for drive through at the bank by the stop sign is buckling. The roots from the palm tree appear to be pushing up through the asphalt. A section of curb appears to be slightly displaced in area shown.



2.7 Picture 1

Stairwell

5.2.A FLOORS

Approved, Comment

SE stairwell floor has normal settlement cracking.

Lobby

5.2.B FLOORS

Approved, Comment

Floor tile is cracked at front lobby door.



5.2.B Picture 1

Hall 2nd Floor

5.2.C FLOORS

Defective, Repair or Replace

In the south section of the hallway from the door to the stairs to the end of the hall the tiles are a different color.



5.2.C Picture 3

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