

This is only a summary of some of the physical deficiencies found during the inspection. Items highlighted in orange and red are most crucial in the opinion of the inspector. It is recommended the full report be reviewed to observe more details regarding other defects and physical deficiencies.

37

MINOR CONCERNS

41

MODERATE CONCERNS

19

MAJOR SAFETY HAZARD

1.2.1 Coastline Property

CRACKING & PEELING (EXTERIOR PAINT)

 Moderate Concerns

Paint was observed to be peeling and fading, indicating damage to the exterior surface caused by salt exposure. This is common with coastal properties. Consider immediate repairs as leaving walls untreated will only increase the repair and replacement costs.

Recommendation

Contact a qualified mareino developers jamaica



1.2.2 Coastline Property

CORRODING METAL SURFACES

 Moderate Concerns

Rust and corrosion was observed on metal railings, window frames, hinges, doors, etc., all across the property. This is common with coastal properties. The corrosion prevented in some instances the proper operation of elements of the property including but not limited to doors and windows. Recommend removal of rust and coating with anti rust sealant/paint.

Recommendation

Contact a qualified professional.



2.1.1 Walls

REBAR EXPANSION

 Moderate Concerns

Crack appears to be caused by rebar corrosion which caused the reinforced bars to expand

Recommendation

Contact a qualified general contractor.



Lobby



Lobby

2.1.2 Walls

MOISTURE INTRUSION

 Moderate Concerns

Water leaking causing mold growth. Water came through concrete. Recommend water proofing roof.

Recommendation

Contact a qualified professional.



Lobby



Lobby



2.2.1 Bathroom **TOILET & BASIN**

 Moderate Concerns

The toilet and basin needs to be repaired along with the plumbing of the pressure piping. The grab bar for disabled persons is not installed at the correct height.

Recommendation
Contact a qualified professional.



Lobby Bathroom



Lobby Bathroom



Lobby Bathroom

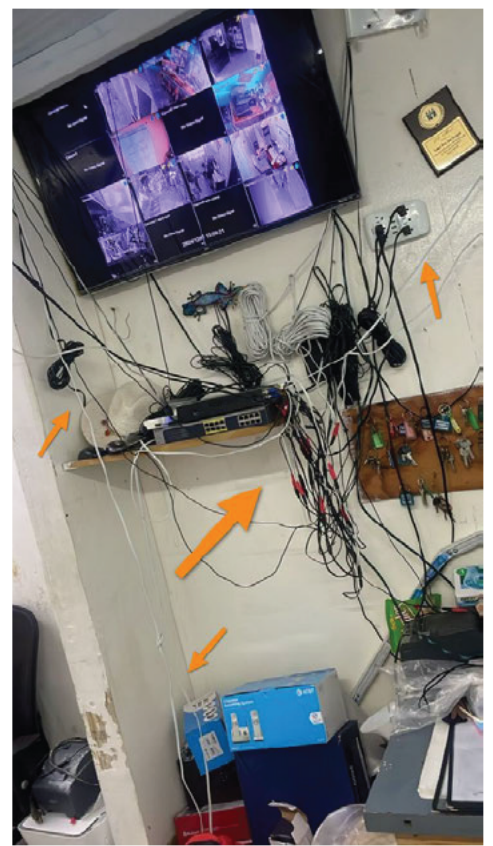
2.3.1 Office

LOOSE WIRES

 Moderate Concerns

Loose wires can become a shock or fire hazard and should be corrected.

Recommendation
Contact a qualified professional.



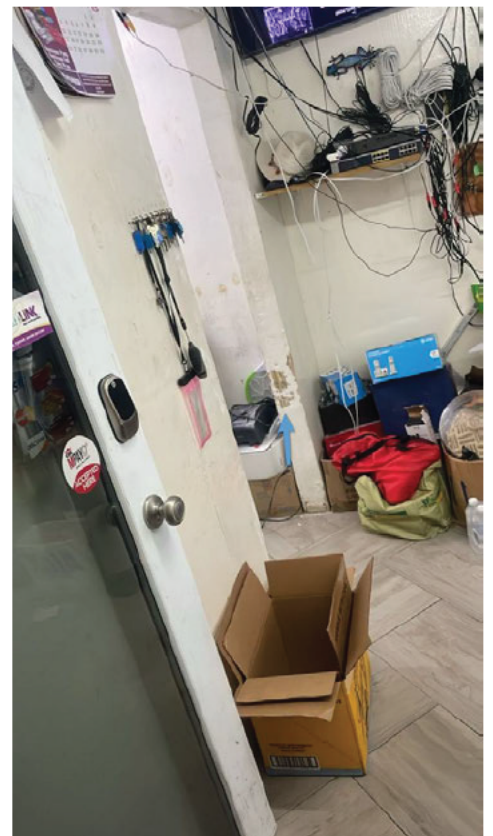
2.3.2 Office

DOOR JAMB

 Minor Concerns

While only a cosmetic defect, the client should note the need for stripping, sanding and repainting of door jambs, walls, etc.,

Recommendation
Contact a qualified professional.



3.1.1 Mold, Moisture & Odor

MOLD PRESENT

 Moderate Concerns

Excessive moisture intrusion in the store room was observed to cause black mold to form on the ceiling. This is very unsafe for storing food items.

Recommendation
Contact a qualified professional.



3.1.2 Mold, Moisture & Odor

STRONG ODOR

 Moderate Concerns

The client reported a strong odor in the lobby/office area. Upon investigation, the smell appeared to be caused by meat stored in a defective freezer that is rotting. The freezer appears to have lost seal and so cannot preserve the contents placed inside. Replacement recommended



4.1.1 Coverings

AVERAGE WEAR

 Minor Concerns

The roofing material was showing average wear and should be monitored. Roofing material of this age will require higher maintenance.

Recommendation
Contact a qualified roofing professional.

4.1.2 Coverings

MOSS / STAINING

 Minor Concerns

Some moss or staining was visible on the roof coverings. This may prematurely wear on the coverings. Recommend a qualified professional evaluate and remove or remedy.

Recommendation
Contact a qualified cleaning service.



Main Roof

4.1.3 Coverings

LIFTED ROOF COVER

 Moderate Concerns

The metal sheeting has lifted in some area which could lead to moisture intrusion. Recommend a qualified roofing contractor repair fault.

Recommendation
Contact a qualified roofing professional.



4.2.1 Roof Drainage Systems

DEBRIS

 Moderate Concerns

Debris has accumulated in the drainage system. Recommend cleaning to facilitate water flow. This blockage might be related to the water intrusion observed in the lobby area.

Recommendation
Recommended DIY Project



4.2.2 Roof Drainage Systems

DOWNSPOUT DAMAGED



Minor Concerns

One or more downspouts were damaged which can lead to exterior damage to components or unnecessary moisture intrusion into the structure. Recommend repair soon.

Recommendation

Contact a qualified professional.



5.1.1 Decks & Balconies

WATER SEALANT REQUIRED



Minor Concerns

Components were showing signs of weathering and/or minor water damage. Recommend sanding, water sealant / weatherproofing be applied.

Recommendation

Contact a qualified professional



Poolside deck



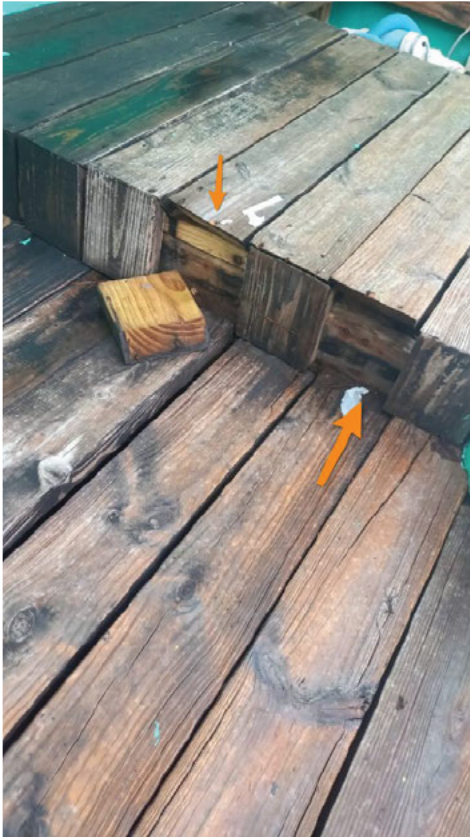
5.1.2 Decks & Balconies

DAMAGED COMPONENTS

 Moderate Concerns

Some of the components on the pool deck require maintenance repairs and weatherproofing. Some component replacement may be needed.

Recommendation
Contact a qualified general contractor.



5.1.3 Decks & Balconies

DAMAGED FLOORING

 Moderate Concerns

One or more portions of the flooring were observed to have minor damage or deterioration.. Recommend repair..

Recommendation

Contact a qualified mareino developers jamaica



5.1.4 Decks & Balconies

RAILING UNSAFE

 Major Safety Hazard

There was an unsafe or loose railing. Railings should be secure and be 42" minimum in height.

Recommendation

Contact a qualified handyman.



**DAMAGED STEPS**

The steep leading to the Cottage deck is damaged. Recommend qualified contractor evaluate & repair for continuous use. Replacement maybe necessary.

Recommendation

Contact a qualified mareino developers jamaica



Cottage Deck Staircase

5.3.1 Exterior Doors and Windows

PAINTING / SEALING

Minor Concerns

Recommend a qualified contractor evaluate and paint or seal to preserve the life of the material and minimize the potential for moisture intrusion.

Recommendation

Contact a qualified painting contractor.



Cottage

5.3.2 Exterior Doors and Windows

CAULK MAINTENANCE

Minor Concerns

Caulk maintenance is recommended around all window and door flashings or trim where the potential for moisture intrusion may occur. This is an ongoing maintenance repair.

Recommendation

Contact a handyman or DIY project



5.3.3 Exterior Doors and Windows

DOOR HARDWARE

 Minor Concerns

The door would not close or latch properly. Recommend qualified handyman adjust or replace hardware.

Recommendation

Contact a qualified mareino developers jamaica



5.4.1 Exterior Vent (Kitchen)

FAN MAINTENANCE

KITCHEN

Recommend fan maintenance.

Recommendation

Contact a qualified professional.

 Minor Concerns



5.5.1 Wood Railings

DAMAGED

Requires repair.

Recommendation
Contact a qualified professional.

 Major Safety Hazard



6.1.1 Doors & Windows

DOOR HARDWARE

BEDROOMS

Door hardware requires maintenance. The hardware should be adjusted, oiled, or replaced. Recommend repair by contractor.

Recommendation
Contact a qualified mareino developers jamaica

 Minor Concerns



6.1.2 Doors & Windows

DOOR STICKS

 Minor Concerns

Door sticks and is tough to open. Recommend sanding down offending sides or adjustments as needed.

Recommendation
Contact a qualified mareino developers jamaica



Bedroom



Bedroom



Bedroom

6.3.1 Walls and Ceilings

MINOR CRACKS/DAMAGE

 Moderate Concerns

Minor cracks or localized damage in the walls or ceiling was noted. Some settling is not unusual in a building of this age and these cracks are not a structural concern. Any localized damage or imperfections should be patched and monitored.

Recommendation
Contact a qualified mareino developers jamaica



6.3.2 Walls and Ceilings

GHOSTING EVIDENT



Minor Concerns

The buildup of ghost marks can be caused by any combination of moisture, cold spots, static electricity, air currents, and a supply of dust, soot, and other particulates that can drift with the air. Cold spots on walls and ceilings get damp from condensation, and air-borne dust clings to the dampness.

I recommend an insulation and ventilation specialist evaluate further for modifications. After modifications, I recommend consulting a professional for painting.

Recommendation

Contact a qualified insulation contractor.



6.3.3 Walls and Ceilings

POOR PATCHING



Minor Concerns

Sub-standard plaster patching of walls observed at time of inspection. Recommend proper resurfacing of all walls.

Recommendation

Contact a qualified masonry contractor.

6.3.4 Walls and Ceilings

CRACKED MASONRY



Moderate Concerns

Some of the concrete or masonry components were cracked. Recommend a qualified contractor evaluate and repair properly.

Recommendation

Contact a qualified general contractor.



6.3.5 Walls and Ceilings

STAIN(S)



Moderate Concerns

There are stains on ceiling/wall that requires repair and paint. Source of staining should be determined and repaired prior.

Recommendation

Contact a qualified mareino developers jamaica



6.3.6 Walls and Ceilings

WATER DAMAGE



Moderate Concerns

Stains and water damaged materials on the wall and window sill appeared to be the result of previous moisture intrusion. The source of leakage should be identified and corrected, and the area repaired. Hidden defects may be present behind the material. Damp proofing recommended

Recommendation

Contact a qualified general contractor.



Bedrooms



Bathroom

6.3.7 Walls and Ceilings

MOLD GROWTH

 Moderate Concerns

Multiple mold growth observed on walls due to moisture intrusion. Cleaning and treatment required.

Recommendation
Contact a qualified professional.



Bedroom



Bedroom Ceiling



Bathroom



7.1.1 Vegetation, Grading, & General Site

STANDING WATER



Minor Concerns

Very little standing water was observed in one or more areas at the front of the property after light rain which could indicate poor drainage and/or grading. Recommend monitor.

Recommendation

Contact a qualified grading contractor.



7.1.2 Vegetation, Grading, & General Site

VEGETATION



Minor Concerns

Vegetation was noted to be in close proximity of the structure. Recommend trimming or removing to avoid unnecessary damage or moisture intrusion.

Recommendation

Contact a qualified landscaping contractor



Front of Building

GRAVEL / DIRT DRIVEWAYS

Minor Concerns

Gravel and dirt driveways or walkways require ongoing maintenance, backfill, and leveling. Anticipate a higher level of maintenance.

Recommendation

Contact a qualified driveway contractor.

8.1.1 Doors & Windows

DOOR HARDWARE

Minor Concerns

Door hardware requires maintenance. The hardware should be adjusted, lubed, or replaced. Recommend repair.

Recommendation

Contact a qualified mareino developers jamaica

8.2.1 Floors, Walls, and Ceilings

TILES DAMAGED

KITCHEN

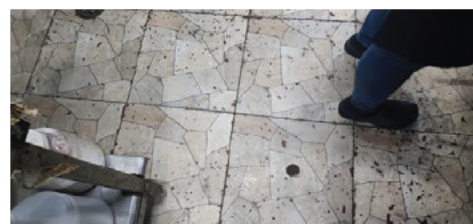
One or more tiles were damaged. Recommend installing/replacing damaged or missing tiles. The floor represented a trip hazard in the kitchen. Recommend non-slip tiles be placed on kitchen floors.

Recommendation

Contact a qualified tile contractor



Moderate Concerns



Kitchen

8.2.2 Floors, Walls, and Ceilings

GROUT DETERIORATING

BATHROOMS

Grout lines were cracked or severely deteriorated. Recommend a qualified contractor repair or replace grout.



Minor Concerns



8.2.3 Floors, Walls, and Ceilings

STAIN(S)

Minor Concerns

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined and repaired prior to cosmetic repairs. Additional ventilation may be necessary if the stains are noted in the shower area.

Recommendation

Contact a qualified mareino developers jamaica

8.2.4 Floors, Walls, and Ceilings

FALL HAZARD

KITCHEN

The floor (tiles) represented a trip hazard in one or more areas. Recommend installing non-slip tiles in kitchen.

Recommendation

Contact a qualified professional.



Major Safety Hazard

8.3.1 Plumbing Related

CAULK MAINTENANCE

The tub or shower area requires removal of old caulk and new installation.

Recommendation

Contact a handyman or DIY project



Minor Concerns

8.3.2 Plumbing Related

RECOMMEND SHUT-OFF VALVES

It is recommended that shut off valves be installed within close proximity to sinks, faucets, toilets, and water heaters. Shut off valves were observed two have been installed, however, one or more was not functional.

Recommendation

Contact a qualified plumbing contractor.



Minor Concerns



8.3.3 Plumbing Related

PLUMBING LEAK

A plumbing leak was noted in one or more of the Bathrooms which may cause moisture damage to surrounding materials. Recommend repair prior to use.

Recommendation

Contact a qualified plumbing contractor.



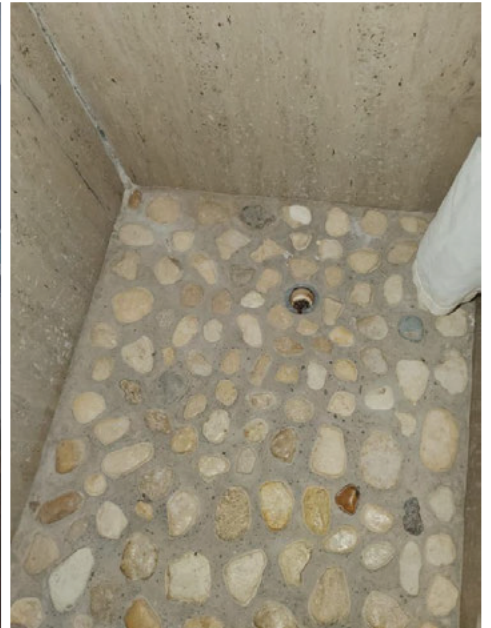
Moderate Concerns

TUB / SHOWER ENCLOSURE REPAIR

The shower or tub surround showed some damage. Recommend Repair or replacement as needed to avoid moisture intrusion behind the walls.

Recommendation

Contact a handyman or DIY project



9.2.1 Foundation Walls

PERIMETER WALL

The perimeter wall in the bar area needs to be extended and repaired. Signs of corrosion on the rebar and soil erosion present. Early correction can prevent more extensive and expensive repairs.

Recommendation

Contact a qualified professional.



10.1.1 Service Entrance Conductors

METER RUSTED



Minor Concerns

Rust was observed on the exterior cover of the meter panel. Not a significant issue however cleaning and coating the meter in rust proof paint can extend life of panel.

Recommendation

Contact a qualified electrical contractor.



10.1.2 Service Entrance Conductors

TREE BRANCHES



Moderate Concerns

Tree branches should be cut back from utility line.

Recommendation

Contact your local utility company



10.1.3 Service Entrance Conductors

ABANDONED WIRING

Recommend removal by licensed electrician

Recommendation
Contact a qualified professional.

 Moderate Concerns



10.2.1 Main & Subpanels

MISSING LABELS

At the time of inspection, the main panel, sub main in the Cottage and Bar had no labels to identify and differentiate breakers. Recommend a qualified electrician identify and map out locations to verify.

Recommendation
Contact a qualified pink electric

 Moderate Concerns



No labels cottage



No labels Bar

10.2.2 Main & Subpanels

IMPROPER WIRING METHODS

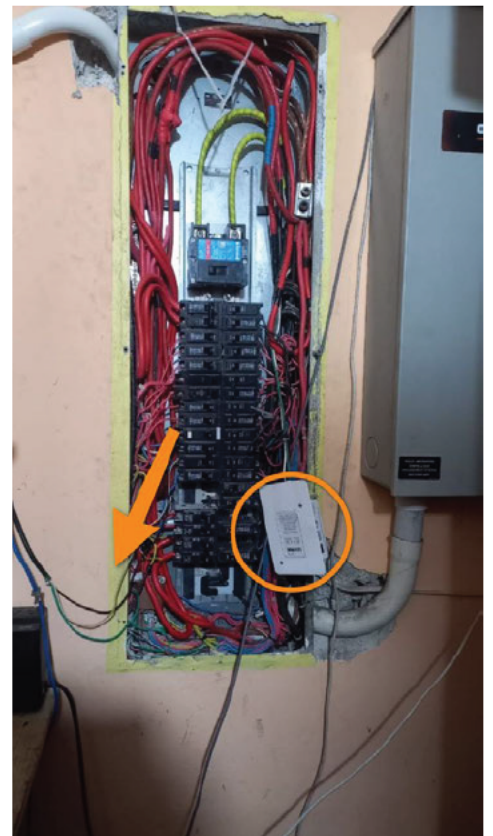
Some sloppy or improper wiring methods were noted running to and from the panel. Wire nuts or crowded wiring is not recommended. This can be a fire hazard.

Recommendation

Contact a qualified electrical contractor.



Moderate Concerns



Sloppy wiring to main

10.2.3 Main & Subpanels

PANEL COVER MISSING

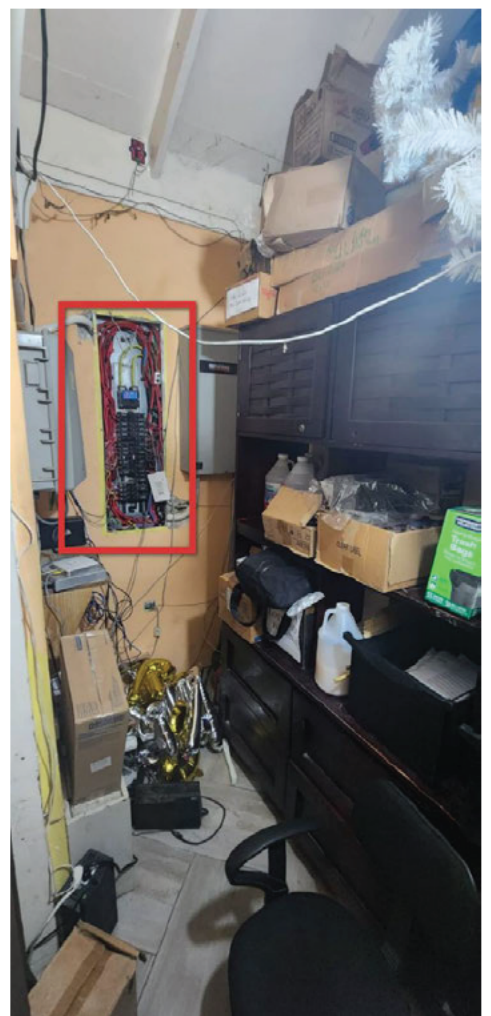


Major Safety Hazard

The panel cover was missing on main panel in lobby area.
Recommend installation soon.

Recommendation

Contact a qualified electrical contractor.



No cover

10.2.4 Main & Subpanels

PANEL MAXED OUT



Minor Concerns

The panel had no more space for additional circuits. Recommend exploring options for a sub-panel or upgrade service with a larger panel.

Recommendation

Contact a qualified pink electric



10.2.5 Main & Subpanels

GFCI BREAKERS

Minimal or no GFCI (Ground Fault Circuit Interrupter) breakers were noted in the main or sub main panels. Recommend a licensed electrician evaluate and remedy as needed.

Recommendation

Contact a qualified electrical contractor.



Major Safety Hazard

Technical Benefits GFCI Circuit Breaker



10.2.6 Main & Subpanels

IMPROPER LOCATION

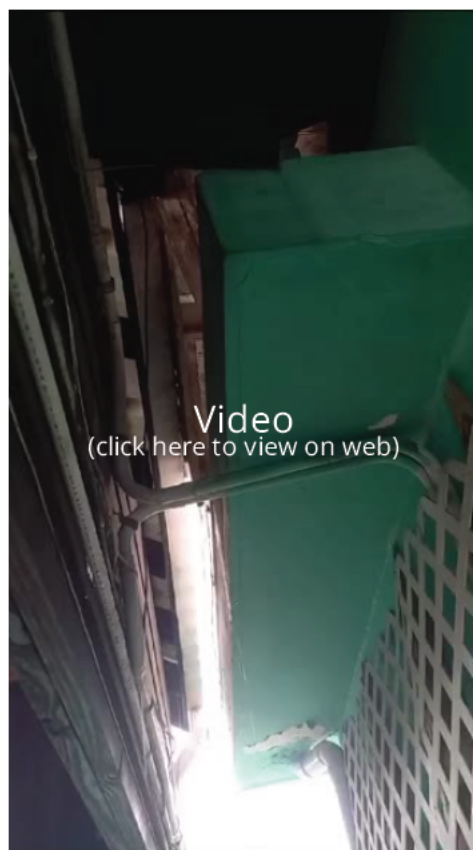
The panel in the bar area was improperly located as it is exposed to rain. Recommend relocation. Signs of corrosion on panel.

Recommendation

Contact a qualified professional.



Moderate Concerns



10.3.1 Branch Wiring Circuits

DAMAGED COMPONENTS

Any damaged or corroded electrical components should be repaired or replaced by a licensed electrician.

Recommendation

Contact a qualified pink electric



Major Safety Hazard



10.3.2 Branch Wiring Circuits

ABANDONED WIRING



Some apparent abandoned wiring was noted. Recommend a licensed electrician remove.

Recommendation

Contact a qualified electrical contractor.

10.4.1 Lighting, Fans, Switches, & Receptacles

AGED COMPONENTS



Some of the electrical components appeared aged. These components and their connections can become brittle over time. Updating of any older outlets, switches, or fixtures should be explored.

Recommendation

Contact a qualified pink electric



Lights in rooms/exterior



Exterior Light

10.4.2 Lighting, Fans, Switches, & Receptacles

LOOSE COMPONENTS

All loose components, especially wires should be repaired and secured prior to use.

Recommendation

Contact a qualified pink electric



Major Safety Hazard



10.4.3 Lighting, Fans, Switches, & Receptacles

DAMAGED COMPONENTS

All damaged or corroded electrical components should be repaired or replaced by a licensed electrician.

Recommendation

Contact a qualified pink electric



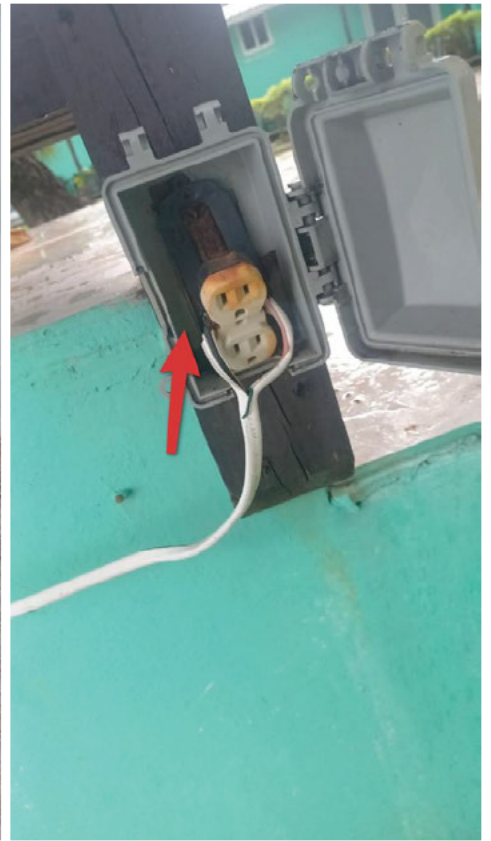
Major Safety Hazard



Cabin



Bar Outlet



Cabin

10.4.4 Lighting, Fans, Switches, & Receptacles

IMPROPER WIRING

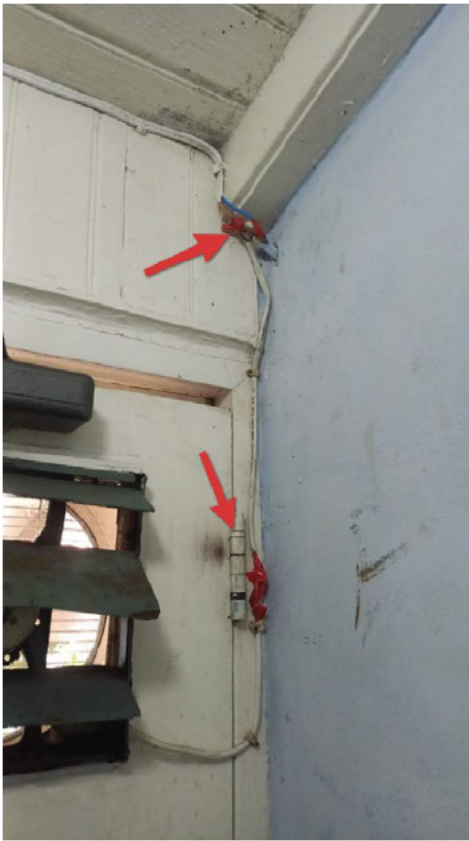


Major Safety Hazard

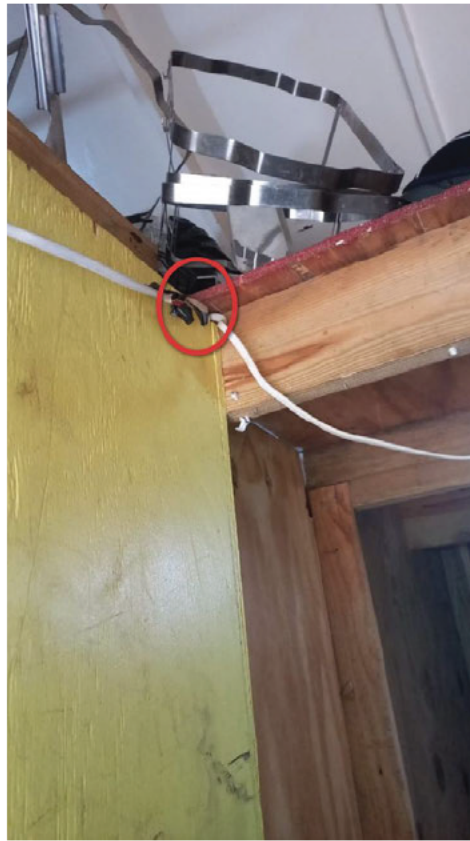
Multiple loose and exposed wiring was observed. This should be modified for improved safety. Securing wires and adding junction boxes as needed is recommended. Recommend a licensed electrician evaluate and repair properly immediately. This is a Fire hazard.

Recommendation

Contact a qualified electrical contractor.



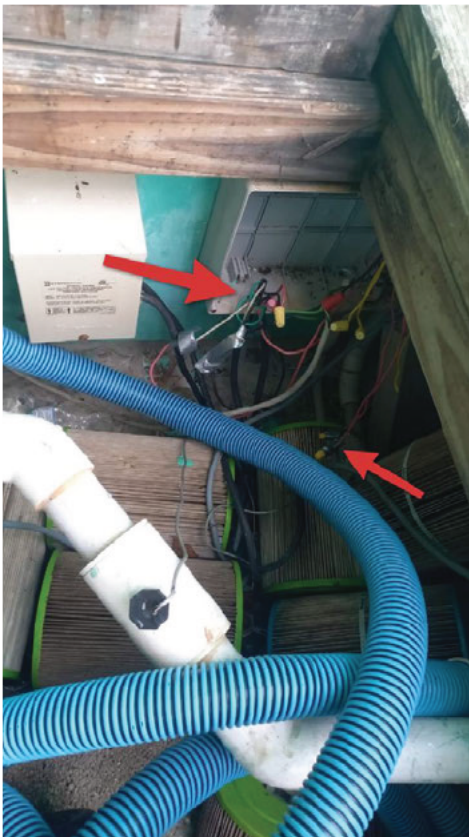
Kitchen Exhaust Fan



Storage Room



Below Pool Deck



Pump (Pool)

10.4.5 Lighting, Fans, Switches, & Receptacles

LIGHT INOPERABLE

One or more lights were not operating. New light bulb or switch possibly needed.

Recommendation

Contact a handyman or DIY project



10.4.6 Lighting, Fans, Switches, & Receptacles

COVER PLATE REPAIR



Moderate Concerns

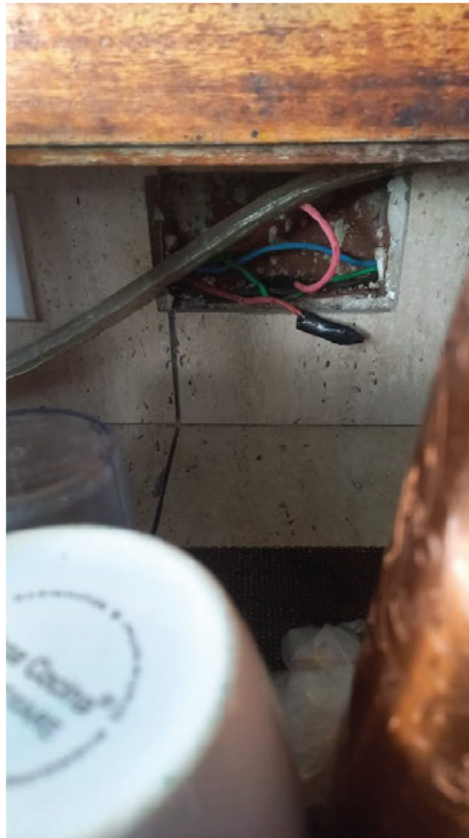
One or more junction boxes, receptacles, or switches were missing a cover plate or cover plate is damaged. This causes short and shock risk. Any junction boxes should have cover plates as well. Recommend installation of plates.

Recommendation

Contact a qualified pink electric



Cabin



Bar

10.4.7 Lighting, Fans, Switches, & Receptacles

OPEN GROUND

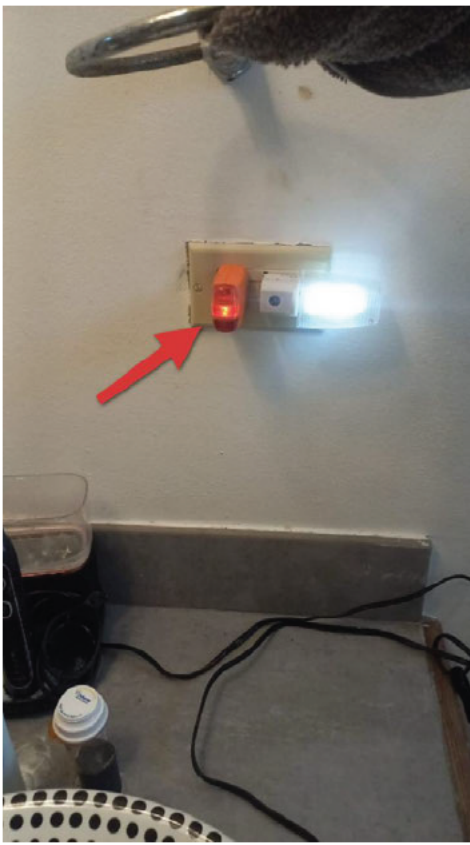


Major Safety Hazard

One or more receptacles had been wired with an open ground. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



Cottage

10.4.8 Lighting, Fans, Switches, & Receptacles
OUTLET INOPERABLE

 Minor Concerns

One or more outlets were inoperable. Recommend a licensed electrician evaluate further and replace.

Recommendation
Contact a qualified electrical contractor.



Cottage

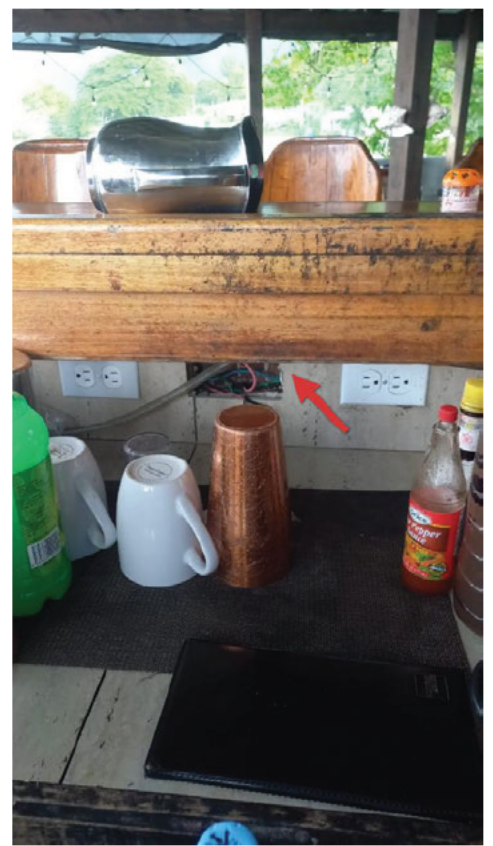
10.4.9 Lighting, Fans, Switches, & Receptacles
IMPROPER OUTLET LOCATION

 Major Safety Hazard

The outlet location was improper and may inadvertently cause a hazard. Ceiling mounted or side cabinet outlets should be relocated. Recommend relocation of the circuit and outlet.

Recommendation

Contact a qualified electrical contractor.



10.4.10 Lighting, Fans, Switches, & Receptacles

GFCI FAULTY

The GFCI was not tripping properly. Recommend repair or replacement of all GFCI plugs on the property.

Recommendation

Contact a qualified pink electric



Major Safety Hazard



Bar Bathroom

10.4.11 Lighting, Fans, Switches, & Receptacles

GFCI PLUGS MISSING



Major Safety Hazard

No GFCI protection was present in some locations. GFCI's are recommended in kitchens, baths, garages, and exterior applications. Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Bar Sink



10.4.12 Lighting, Fans, Switches, & Receptacles

FAN REPAIR

The fans were either noisy or wobbly. Recommend repair or replacement prior to use in all bedrooms

Recommendation

Contact a qualified electrical contractor.



Major Safety Hazard



Bedrooms

10.4.13 Lighting, Fans, Switches, & Receptacles

FAN INOPERABLE

 Minor Concerns

One or more fans were inoperable. Recommend a licensed electrician evaluate further.

Recommendation

Contact a qualified pink electric

10.4.14 Lighting, Fans, Switches, & Receptacles

WATERPROOF COVERS

 Major Safety Hazard

Multiple outlets in the Bar area needs waterproof covers to prevent moisture intrusion which can cause fire or short circuit.

Recommendation

Contact a qualified professional.



Bar



Bar Balcony



Cabin Deck

10.5.1 Generator/Transfer Switch

UNCOVERED EQUIPMENT

 Moderate Concerns

While the generator has an outer protective casing to protect the engine, etc., there is need for a cover over the generator to protect from the elements and salt.

Recommendation

Recommended DIY Project



UNSECURED EQUIPMENT
 Moderate Concerns

I would recommend building a metal cage encasement that can be locked so that access can be controlled.

Recommendation

Contact a qualified professional.



11.1.1 Water Heater(s)

ANNUAL MAINTENANCE
 Moderate Concerns

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Burner chambers should also be serviced and cleaned. Recommend a qualified plumber service and flush. There was no evidence of yearly maintenance. Immediate cleaning recommended.

Recommendation

Contact a qualified plumbing contractor.

11.1.2 Water Heater(s)

AGED UNIT
 Minor Concerns

Water heater showed normal signs of wear and tear. The unit was aging. Recommend monitoring it's effectiveness and budgeting for replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.



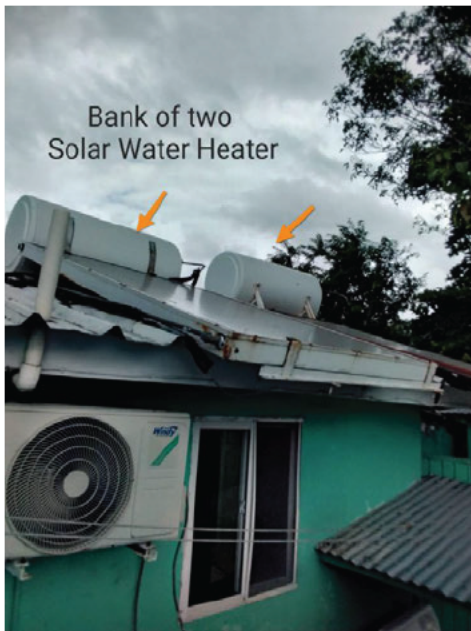
11.1.3 Water Heater(s)

IMPROPER INSTALLATION
 Moderate Concerns

All Water heaters were improperly installed. Recommend qualified plumber evaluate & repair. Copper pipes should be used for header lines with lines running to each unit from that single header line to supply each heater instead of PVC.

Recommendation

Contact a qualified plumbing contractor.



Bank of two
Solar Water Heater



Bank of Four

11.1.4 Water Heater(s) **INCORRECT PIPING**

 Moderate Concerns

The pipes are sagging due to the material used. This will cause a reduction in the water pressure going towards the rooms. PVC pipes exposed to the sun will eventually crystalize causing leaking. Copper pipes recommended for header lines to take water to service source where PVC can then be used.

Recommendation
Contact a qualified professional.



Sagging Lines

11.2.1 Water Supply & Distribution Systems **MARGINAL PRESSURE**

 Moderate Concerns

Some fixtures showed marginal supply pressure with multiple fixtures operating at the same time. The water pressure system needs to be replaced and replumbed for efficiency and effectiveness.

Recommendation

Contact a qualified plumbing contractor.



11.2.2 Water Supply & Distribution Systems

INSULATION RECOMMENDED



Moderate Concerns

It is recommended the pipes be insulated for efficiency and to reduce the risk of crystalizing.

Recommendation

Contact a qualified mareino developers jamaica



11.2.3 Water Supply & Distribution Systems

IMPROPER INSTALLATION



Minor Concerns

Distribution pipes or components were installed in a sub-standard way. The pressure plumbing bath is hot and cold. I recommend pipes and components be replumbed and repaired to meet current construction standards.

Recommendation
Contact a qualified plumbing contractor.



11.3.1 Sewage Systems

GRAY WATER



Moderate Concerns

The gray water system in the main kitchen is inaccessible. This is a cause for concern as regular checks will be impossible.

Recommendation
Contact a qualified plumbing contractor.

11.3.2 Sewage Systems

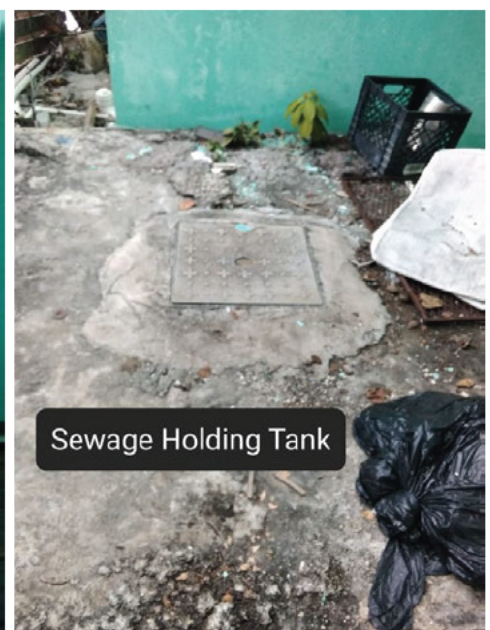
SEPTIC SYSTEM



Moderate Concerns

Septic tank needs to be emptied, cleaned and fitted with heavy duty covers. The sewage holding tank also needs to be emptied and cleaned. Recommend construction of a new top and steel cover

Recommendation
Contact a qualified professional.



11.3.3 Sewage Systems

GULLY BASIN

 Moderate Concerns

Side view gully basin is inaccessible. recommend correcting.

Recommendation

Contact a qualified mareino developers jamaica



11.3.4 Sewage Systems

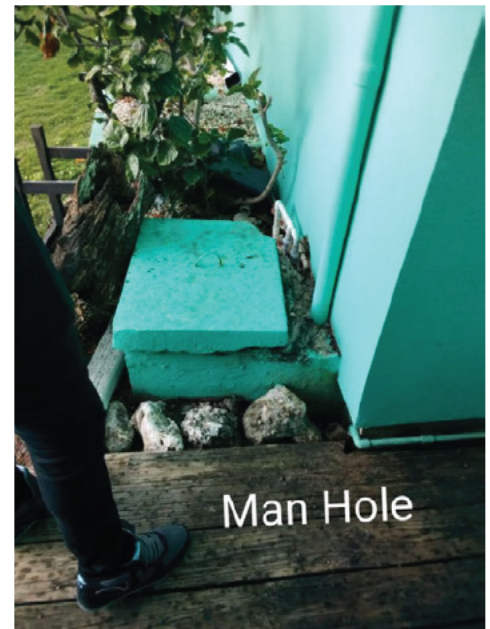
INCORRECT INSTALLATION (LAUNDRY)

 Major Safety Hazard

The waste water system for the laundry room needs to be replumbed so the water can be disposed of properly. The manhole that services the laundry needs to be reconstructed.

Recommendation

Contact a qualified professional.



11.3.5 Sewage Systems

IMPROPER DISPOSAL (KITCHEN)

 Moderate Concerns

The waste water from the bare and kitchen sink needs to be disposed of properly. Open pipe running to the sea is not recommended. The plumbing for the kitchen sink is faulty and needs replacement.

Recommendation

Contact a qualified professional.



11.3.6 Sewage Systems

INADEQUATE MANHOLE COVERS

 Moderate Concerns

Recommend replacing aluminum man hole covers in the driveway way with iron/steel covers. Aluminum covers cannot withstand the weight of vehicular traffic and can break.

Recommendation
Contact a qualified professional.



12.2.1 Cooling Equipment

INSULATION DAMAGED

 Minor Concerns

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation
Contact a qualified pink electric



12.2.2 Cooling Equipment **INOPERABLE**

 Moderate Concerns

The cooling unit (Fan and AC) was inoperable at time of inspection in room #6. Fan inoperable in bedroom 5. Recommend a qualified HVAC professional evaluate & ensure functionality.

Recommendation
Contact a qualified HVAC professional.



Room 6 AC

12.2.3 Cooling Equipment **IMPROPER INSTALLATION**

 Major Safety Hazard

AC Unit operational in apartment #9 & 4 however switch was bypassed. This means direct current is flowing to AC Units with no regulator.

Recommendation
Contact a qualified pink electric



Apartment 9



Apartment 4

14.2.1 Signage & Lighting

EXTERIOR SIGNAGE

 Minor Concerns

Better signage is recommended for the property on the exterior to denote the address, entryways, exits, and parking.

Recommendation
Contact a qualified professional.

14.2.2 Signage & Lighting

EXIT SIGNS

 Minor Concerns

Recommend placing updated exit signs in appropriate places throughout the property.

Recommendation
Contact a qualified professional.

14.2.3 Signage & Lighting

NO SMOKING SIGNS

 Minor Concerns

Recommend placing updated no smoking signs in appropriate places throughout the property.

Recommendation
Contact a qualified professional.

14.2.4 Signage & Lighting

CAUTION SIGNAGE

 Minor Concerns

Recommend placing caution signs throughout the property where needed. The caution signs could include: flammable, fall hazard, wet floor, combustible, No Life guard on duty, etc.,

Recommendation

Contact a qualified professional.

14.2.5 Signage & Lighting

EXIT LIGHTING



Minor Concerns

Recommend installing exit or emergency lighting where applicable. Ongoing testing of this equipment is recommended.

Recommendation

Contact a qualified professional.

14.3.1 Fire Safety

AGED DETECTOR

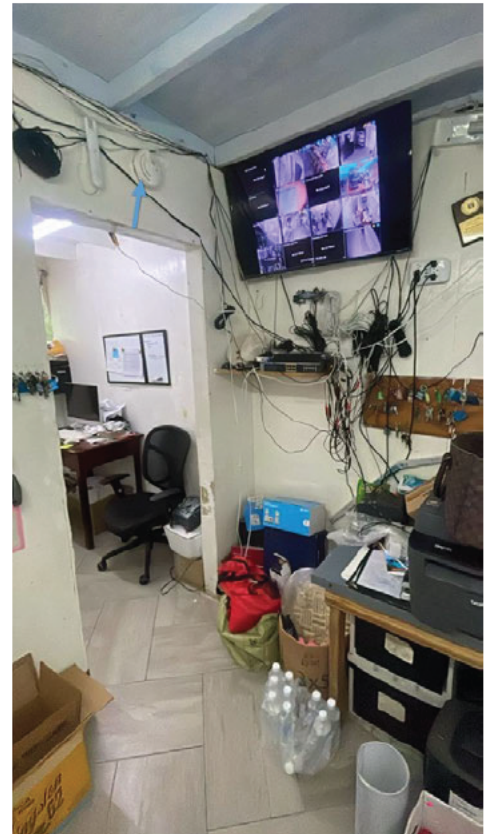


Minor Concerns

The age of the detectors observed could not be ascertained nor the battery type noted. Recommend replacement with a 10 year sealed battery style or a hardwired system once age is determined and has passed 10 years since installed.

Recommendation

Contact a qualified mareino developers jamaica



14.3.2 Fire Safety

MISSING DETECTORS



Major Safety Hazard

Some missing detectors were noted. Smoke detectors should be installed in every living space and a minimum of one CO detector per floor should be installed.

Recommendation

Contact a qualified electrical contractor.



14.3.3 Fire Safety

ALARM SYSTEM

 Minor Concerns

The alarm system was not tested. Recommend a qualified professional test the system prior to settlement of the property.

Recommendation
Contact a qualified professional.