



*Coastal Property Services*

**BUILDING INSPECTIONS & CONSULTATION**



---

## Condominium Inspection Report



**1934 Bay Drive, Unit 602  
Clearwater, FL 33767**

---

**Inspection Date:**

10/17/2004

**Prepared For:**

John Doe

**Prepared By:**

Coastal Property Services  
1460 Gulf Blvd., Suite 110  
Clearwater Beach, FL 33767  
(727) 461-6149  
(727) 517-7461 Fax  
dcorazza@cpsInspections.com

**Report Number:**

3434

**Inspector:**

Drew D. Corazza

# Table Of Contents

---

<b>REPORT OVERVIEW</b>	<b>3</b>
<b>EXTERIOR</b>	<b>5</b>
<b>INSULATION / VENTILATION</b>	<b>6</b>
<b>INTERIOR</b>	<b>7</b>
<b>PLUMBING</b>	<b>8</b>
<b>ELECTRICAL</b>	<b>9</b>
<b>HEATING</b>	<b>10</b>
<b>COOLING / HEAT PUMPS</b>	<b>11</b>
<b>APPLIANCES</b>	<b>12</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

---

### CONVENTIONS USED IN THIS REPORT

---

For your convenience, the following conventions have been used in this report.

**Major Concern:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention.*

**Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improve:** *denotes improvements which are recommended but not required.*

**Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

**Deferred Cost:** *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

### IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

---

Please read: The summary is provided to allow the reader a brief overview of report. This section is not the complete inspection report. Reading this section alone is not a substitute for reading the entire property inspection report. The inspection report purpose and scope, inspection report agreement, and limitations of report must be carefully read to fully understand the report and its findings. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sales of the property. Any areas of uncertainty regarding to the sales contract should be addressed by consulting with a real estate attorney or your real estate agent.

It is recommended that any deficiencies listed in the report be evaluated and repaired as needed by a licensed contractor in the stated trade PRIOR TO THE CLOSE OF ESCROW. Evaluation by a licensed professional PRIOR to closing is recommended so that the inspection report concerns can be further evaluated, repaired, and the remainder of the systems and/or components reported on that may be outside our area of expertise or purpose and scope of the inspection can be inspected. If you have any further questions please call our office.

Please refer to the body of this report for further details on these and other recommendations.

#### **MAJOR CONCERNS**

None

#### **SAFETY ISSUES**

None

#### **REPAIR ITEMS**

None

#### **IMPROVEMENT ITEMS**

None

#### **ITEMS TO MONITOR**

None

#### **DEFERRED COST ITEMS**

None

## **THE SCOPE OF THE INSPECTION**

---

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

---

<b>Wall Covering:</b>	•Stucco
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Metal-Covered

## EXTERIOR OBSERVATIONS

---

### Positive Attributes

Window frames are clad, for the most part, with a low maintenance material.

### General Comments

The exterior of the home shows normal wear and tear for a condominium of this age.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

Exterior walls were inspected at the units balcony limited common area only.

## LIMITATIONS OF EXTERIOR INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

---

**Exhaust Fan/vent Locations:** •Bathroom •Kitchen •Dryer

## INSULATION / VENTILATION OBSERVATIONS

---

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Insulation

- **Condition:** Insulation is not accessible in this type of building construction therefore, insulation was not inspected. Condition of insulation is not commented on in this report.

#### Ventilation

- **Condition:** The level of ventilation that was observed appeared to be adequate by today's standards.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

---

<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Tile
<b>Window Type(s) &amp; Glazing:</b>	•Sliders •Single Pane
<b>Doors:</b>	•Wood-Hollow Core

## INTERIOR OBSERVATIONS

---

### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF INTERIOR INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

---

<b>Water Supply Source:</b>	•Public Water Supply
<b>Main Water Valve Location:</b>	•Laundry Room •Beside Water Heater
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Electric •Approximate Capacity (in gallons): 40

## PLUMBING OBSERVATIONS

---

### Positive Attributes

The plumbing system is in generally good condition.

### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.

## LIMITATIONS OF PLUMBING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL

---

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 150
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 150 Amps •Breakers •Located: Laundry Room
<b>Service Grounding:</b>	•Ground Connection Not Visible
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 150 Amp
<b>Distribution Wiring:</b>	•Copper
<b>Switches &amp; Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

---

### Positive Attributes

Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. All visible wiring within the home is copper. This is a good quality electrical conductor. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly.

### General Comments

Inspection of the electrical system did not reveal the need for improvement.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF ELECTRICAL INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

---

<b>Energy Source:</b>	•Electricity
<b>Heating System Type:</b>	•Forced Air Furnace
	•Manufacturer: Trane
	•Serial Number: XWL1000A100
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

---

### Positive Attributes

The heating system is in generally good condition. Heating a condo with this type of heating system should be relatively economical. Heat distribution within the home is adequate.

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF HEATING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

---

<b>Energy Source:</b>	•Electricity •240 Volt Power Supply
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning
	•Manufacturer: Trane
	•Serial Number: XWLB100A100

## COOLING / HEAT PUMPS OBSERVATIONS

---

### Positive Attributes

The capacity and configuration of the system should be sufficient for the home.

### General Comments

The system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

---

**Appliances Tested:**

•Electric Range •Microwave Oven •Dishwasher •Waste Disposer

**Laundry Facility:**

•Refrigerator •Clothes Washer •Clothes Dryer

•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer

**Other Components Tested:**

•Door Bell

## APPLIANCES OBSERVATIONS

---

**Positive Attributes**

The appliances appear to be in generally good condition.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF APPLIANCES INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.