

Coastal Property Services

BUILDING INSPECTIONS & CONSULTATION *Since 1987*
P.O. BOX 3434, CLEARWATER BEACH, FLORIDA 33767



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Condominium Inspection Report



510 Brittany Place #101
Indian Rocks Beach, FL 33763

Inspection Date:

06/26/2009

Prepared For:

Mary Dowrull

Prepared By:

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Report Number:

2290

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality condo. As with all condos, ongoing maintenance is required and improvements to the systems of the condo will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a condo of this age and location.*** Please remember that there is no such thing as a perfect condo.

REPAIR CONVENTIONS USED IN THIS REPORT

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

Major Repair: *a system or component which is considered by today's standards to be significantly deficient, unsafe, or not performing their intended function. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Minor Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function. Cost to repair may range from minimal to several hundred dollars.*

Routine Maintenance: *a system or component which is considered by today's standards to be regular maintenance typical for buildings this age. General maintenance items are not urgent, but should be performed within the next six months.*

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

Further Evaluation: *denotes a system or component needing further investigation and/or monitoring by an appropriately licensed specialist in order to determine if repairs are necessary and the scope of repairs. This includes conditions that require destructive testing, engineering, and/or analysis beyond the scope of a visual condo inspection.*

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

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 REPAIR ITEMS

None

MINOR REPAIR ITEMS**Central Air Conditioning**

- 1) The temperature drop measured across the evaporator coil of the air conditioning system is lower than typical. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- 2) The ampacity reading on the air conditioning high condensing unit's electrical circuit was found to be higher than typical. Further evaluation and repair is recommended at this time.

ROUTINE MAINTENANCE**Doors**

- 1) Main bathroom door handle is loose.

Plumbing

- 1) The master bathroom toilets fill valve assembly is showing signs of age/wear indicated by a whistling noise from fill valve when not operated.

SAFETY ISSUES

None

FURTHER EVALUATION ITEMS

None

IMPROVEMENT ITEMS

None

DEFERRED COST

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 condo 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.

Interior

DESCRIPTION OF INTERIOR

Floor Surfaces:	•Carpet • Tile • Wood
Wall and Ceiling Materials:	•Drywall
Doors:	•Sliding Glass
Window Type(s) & Glazing:	• Double and Single Pane • Single Hung •Awning

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

Average Quality Doors and Windows. The windows have been lacking maintenance.

RECOMMEDATIONS / OBSERVATIONS

Doors

- **Routine Maintenance:** Main bathroom door handle is loose.

Floors

- **Note:** There appears to have been water on the floor in two areas indicated by water staining and wet rot of carpet stripes in master bedroom closet and at back porch exterior door. Refer to photos below. There was no abnormal moisture in stained areas when probed with a moisture meter at time of inspection.



Water stained carpet strips in master bedroom closet.



Water stained carpet strip at back porch exterior door.

- **Note:** There are water stains on drywall under air handler in utility closet. Refer to photo below. Water stain could have possibly been caused by condensation water from air handler above. There was no abnormal moisture in stained areas when probed with a moisture meter at time of inspection.



Stain on drywall in utility closet.

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

Water Supply Source:	•Public Water Supply
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Main Water Valve Location:	•Not Found
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Electric •Manufacturer: A.O. Smith •Model Number: ELJF0917 •Serial Number: MM99-0033718-917 •MFG Date: 1999
Water heater location:	•Exterior Utility room



PLUMBING OBSERVATIONS

General Comments

The plumbing system was found to be in satisfactory condition and functioning in the manner in which it was intended.

RECOMMENDATIONS / OBSERVATIONS

Fixtures

- **Routine Maintenance:** The master bathroom toilets fill valve assembly is showing signs of age/wear indicated by a whistling noise from fill valve when not operated.

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

Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Utility Closet
Distribution Wiring:	•Copper
Wiring Method:	•Armored Cable "BX"
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen

ELECTRICAL OBSERVATIONS

General Comments

The electrical system was found to be in satisfactory condition and functioning in the manner in which it was intended.

RECOMMENDATIONS / OBSERVATIONS

None

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

Energy Source:	•Electricity
Heating System Type:	•Central Forced Air
	•Manufacturer: TRANE
	•Model Number: TWE036C140F1
	•Serial Number: N243W6N1V
	•MFG Date: 06/1998
Heat Distribution Methods:	•Ductwork
Air Handler Location:	•Interior utility room



HEATING OBSERVATIONS

General Comments

The heating system was found to be in satisfactory condition and functioning in the manner in which it was intended.

RECOMMENDATIONS / OBSERVATIONS

None

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

Central System Type:	<ul style="list-style-type: none">•Air Cooled Central Air Conditioning•Manufacturer: TRANE•Model Number: TWE036C140F1•Serial Number: N243W6N1V•MFG Date: 06/1998•RLA: 16.8•RLA Tested: 15
Energy Source:	<ul style="list-style-type: none">•240 Volt Power Supply•Electricity

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** The temperature drop measured across the evaporator coil of the air conditioning system is lower than typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- **Repair:** The ampacity reading on the air conditioning condensing unit's electrical circuit was found to be 15 amps during normal operation of unit at time of inspection. The air conditioning condensing unit's name plate rating of running load amps (RLA) is 16.8amps. The actual amperage reading (RLA Tested) taken during normal operation of a unit considered to be in good repair is typically 60% to 80% of the name plate rating, which in this case would be 13.44 to 10.08 amps. An amp reading of 15 amps on a unit rated at 16.8amps could be the result of any of several problems and is considered by today's standards to be a sign of fatigue and can possible indicate a coming failure of the unit. Further evaluation and repair is recommended at this time.

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
•Refrigerator

Laundry Facility:

•None

APPLIANCES OBSERVATIONS

General Comments

The appliances that were tested were found to be newer and in satisfactory condition and functioning in the manner in which they were intended.

RECOMMENDATIONS / OBSERVATIONS

None

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.