

# Coastal Property Services

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P.O. BOX 3434, CLEARWATER BEACH, FLORIDA 33767



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## Townhome Inspection Report



**2456 Kay Avenue  
Tampa, FL 33701**

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**Inspection Date:**

04/05/2009

**Prepared For:**

Ann and David Hillford

**Prepared By:**

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**Report Number:**

2273

**Inspector:**

Drew Corazza

# Table Of Contents

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

# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality townhome that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a townhome of this age and location.* Please remember that there is no such thing as a perfect townhome.

## REPAIR CONVENTIONS USED IN THIS REPORT

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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.*

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

**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.*

**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 home inspection.*

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

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

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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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

### SAFETY CONCERN

None

**FURTHER EVALUATION, REPAIR ITEMS****Cooling System****Heat Pump**

- 1) The temperature differential across the air conditioning evaporator coil of the air conditioning system was found to be 0 degrees when tested at time of inspection which is below the normally acceptable minimum standard of 15 to 22 degrees. Further evaluation and repair is recommended at this time.
- 2) Ampacity reading on the air conditioning condensing unit's electrical circuit was found to be 3.8 amps during normal operation of unit at time of inspection which is below the name plate rating of 15.3 amps. Further evaluation and repair is recommended at this time.

**ROUTINE MAINTENANCE****Interior****Flooring**

- 1) There is a slight but visible indentation in vinyl flooring in kitchen area.
- 2) There are shrinkage cracks in concrete slab in garage floor.

**Doors**

- 1) There is a water stain at bottom of front door wood trim on hinge side of door jam.

**Plumbing****Fixtures**

- 1) Master and hall bathroom toilet fixture flap valves are showing signs of age/fatigue indicated by continuous flow of water through fixture.

**IMPROVEMENT ITEMS****Interior****Flooring**

- 1) A section of carpeting is missing from master bedroom.
- 2) Vinyl flooring in master bathroom and entry foyer is discolored in some areas.

**Doors**

- 1) Master bathroom door is showing signs of wear.
- 2) Secondary bedroom doors are missing their doorknobs.

**THE SCOPE OF THE INSPECTION**

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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.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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**Attic Insulation:**  
**Roof Ventilation:**

- Loose fill Fiberglass in Attic
- Off Ridge Vents • Soffit Vents

## INSULATION / VENTILATION OBSERVATIONS

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**General Comments**

Insulation levels are typical for a home of this age and construction.



**RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS**

None

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

## INTERIOR OBSERVATIONS

### General Condition of Windows and Doors

Average Quality Doors and Windows found to be in satisfactory condition with normal signs of wear and tear for a home of this age.

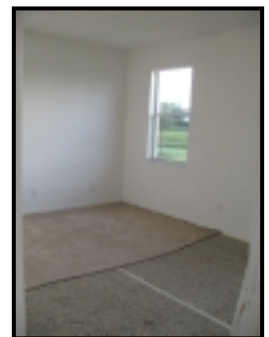
### Condition of Interior Finishes

The interior of the home was found to be in moderate condition with signs of distress to some interior finishing's.

## RECOMMENDATIONS / OBSERVATIONS

### Flooring

- 3) **Improve:** A section of carpeting is missing from master bedroom.



Master bedroom flooring.

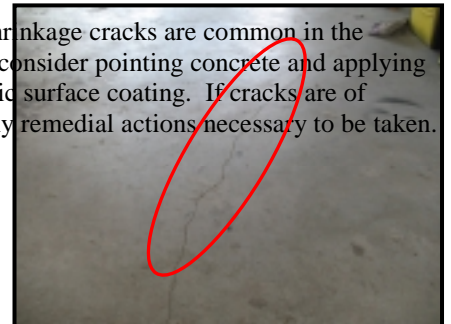
**Improve:** Vinyl flooring in master bathroom and entry foyer is discolored in some areas. There are a number of conditions that can result in discoloration of vinyl (moisture in underlayments, non-recommended adhesives, or contaminants). Discoloration appears to be around plumbing fixtures and/or areas where moisture infiltration may occur. There was no abnormal moisture content in discolored areas when probed with a moisture meter at time of inspection. Inspector could not determine at time of inspection if discoloration of vinyl flooring is the result of an existing and/or prior moisture problem. To further evaluate discoloration one would have to employ destructive testing in areas in question (pulling up vinyl, pulling toilet fixture to check drain flange gasket, etc.). Destructive testing is beyond the scope of this inspection. If discoloration is of concern client should consult with a licensed contractor for further evaluation and any remedial actions necessary to be taken.



**Routine Maintenance:** There is a slight but visible indentation in vinyl flooring in kitchen area. Indentation in floor covering typically is the result of a shrinkage crack in concrete slab below showing through in the floor covering above. Shrinkage cracks are common in the concrete curing process. If indentation is of concern client should consult with a licensed contractor for further evaluation and any remedial actions necessary to be taken.



**Routine Maintenance:** There shrinkage cracks in concrete slab in garage floor. Shrinkage cracks are common in the concrete curing process. To soften the visual impact of shrinkage cracks client may consider pointing concrete and applying an elastomeric sealant in the cracks and coating the garage floor with an epoxy/acrylic surface coating. If cracks are of concern client should consult with a licensed contractor for further evaluation and any remedial actions necessary to be taken.



**Note:** Inspector's opinion is based upon experience in the home inspection industry which does not include engineering considerations. Engineering considerations are beyond the scope of this inspection and report. Inspector is not an engineer. If engineering considerations are of a concern, client should consult with a licensed/certified engineer.

## Doors

**Improve:** Master bedroom door frame is broken on the strike plate side of the door jam. This condition will not allow door to latch in the closed position when operated.

**Improve:** Master bathroom door is showing signs of wear.

**Improve:** Secondary bedroom doors are missing their doorknobs.



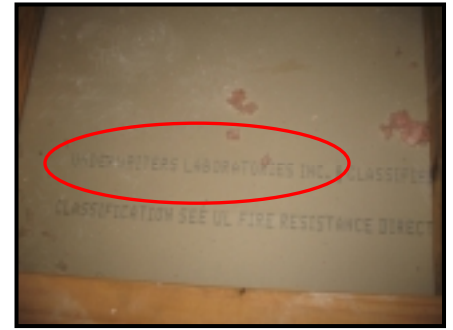
Master bedroom door.

**Routine Maintenance:** There is a water stain at bottom of front door wood trim on hinge side of door jam. There was no abnormal moisture content in stained area when probed with a moisture meter at time of inspection. Inspector suspects that during certain weather conditions water may infiltrate at this point possibly contributing to the discoloration of vinyl flooring.



Front door wood trim.

**Note:** Client requested observation of existing drywall material in home to determine if non-standard materials were used at time of construction. During observation of drywall material in attic area over garage the markings on attic side of drywall indicated a UL classification as illustrated in photo. Inspector could not determine at time of inspection if non-standard drywall was used in part or in whole in other areas throughout structure. To further evaluate type of drywall materials used throughout structure one would have to employ destructive testing to sample drywall (cut sections of drywall from walls and ceilings in different areas, observe and/or test). Destructive testing and environmental conditions are beyond the scope of this inspection. If this local observation does not satisfy concern of use of non-standard drywall client should consult with a licensed environmental professional for further evaluation.



## LIMITATIONS OF INTERIOR INSPECTION

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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

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Plastic
<b>Main Water Valve Location:</b>	•Exterior south wall off Garage
<b>Interior Supply Piping:</b>	•Plastic
<b>Water Heater:</b>	•Electric
	•Approximate Capacity (in gallons): 50
	•Manufacturer: RHEEM
	•Model Number: 82V52-2
	•Serial Number: RH 0805B14046
	•MFG Date: 08/2005
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Waste System:</b>	•Public Sewer System



Main water supply valve

## PLUMBING OBSERVATIONS

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### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Fixtures

**Routine Maintenance:** Master and hall bathroom toilet fixture flap valves are showing signs of age/fatigue indicated by continuous flow of water through fixture. Water supplies to both fixtures were turned off.

## LIMITATIONS OF PLUMBING INSPECTION

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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

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<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Copper
<b>Size of Electrical Service:</b>	•120/240 Volt Main Service •Service Size: 150 AMP
<b>Service Grounding:</b>	•Ground Connection Not Visible
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 150 Amp •Breakers •Located: Garage
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Garage •Kitchen
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Distribution Wiring:</b>	•Copper



Electrical main disconnect

## ELECTRICAL OBSERVATIONS

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### 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

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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

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<b>Heat Distribution Methods:</b>	•Ductwork
<b>Energy Source:</b>	•Electricity
<b>Heating System Type:</b>	•Central Forced Air
	•Manufacturer: Lennox
	•Model Number: CB28UH-036-230-02
	•Serial Number: 5805H39632
<b>Heating System Location:</b>	•Equipment closet in hallway off kitchen
<b>Heating Total KW:</b>	•5 KW

## HEATING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

**Note:** The heat pump could not be tested in the heating mode at time of inspection due to the existing condition of the cooling system. Please refer to the cooling section.

## LIMITATIONS OF HEATING INSPECTION

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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

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<b>Central System Type:</b>	<ul style="list-style-type: none"><li>•Air Source Heat Pump System</li><li>•Manufacturer: Lennox</li><li>•Model Number: 12HPB36-16P</li><li>•Serial Number: 5805H18839</li><li>•Name Plate Running Load Amps (RLA): 15.3</li><li>•Tested RLA: 3.8</li><li>•Temperature Split: 0 Degrees</li></ul>
<b>Cooling System Location:</b>	<ul style="list-style-type: none"><li>•Exterior south wall off living room</li></ul>
<b>Energy Source:</b>	<ul style="list-style-type: none"><li>•Electricity •240 Volt Power Supply</li></ul>

## COOLING / HEAT PUMPS OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Heat Pump

- **Further Evaluation, Repair:** The temperature differential across the evaporator coil of the air conditioning system was found to be 0 degrees when tested at time of inspection which is below the normally acceptable minimum standard of 15 to 22 degrees. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- **Further Evaluation, Repair:** Ampacity reading on the air conditioning condensing unit's electrical circuit was found to be 3.8 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 15.3 amps. The actual amperage reading 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 9.18 to 11.6 amps. An amp reading of 3.8 amps on a unit rated at 15.3amps could be the result of any of several problems. Further evaluation and repair is recommended at this time.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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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.