

Property Inspection Report Of
14700 Gulf Boulevard, #XXX, Madiera Beach, FL, 33708

Prepared For
Mr. & Mrs. Buyer

On
Sunday, April 17, 2005



INSPECTION AGREEMENT

Your acceptance of this inspection report, indicates that you agree with the terms of this agreement.

This agreement is part of your inspection report.

A Closer Look, Inc. and its employees, hereinafter referred to as ACL, will conduct a VISUAL INSPECTION of the readily accessible areas of the major systems, structures and components of the property, and will issue a written report that describes the inspected systems, structures and components and identifies visually apparent significant defects AT THE TIME OF THE INSPECTION. The inspection will be performed, and the report will be prepared in accordance with the required sections of the current Standards of Practice of the American Society of Home Inspectors (ASHI), and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the ASHI standards. Components and systems will be operated only with the normal user controls, and as conditions permit.

The client is STRONGLY encouraged to read and understand the ASHI standards. A copy is available from A Closer Look, Inc., and on the ASHI website at www.ashi.com.

If you have a concern for which ACL may be responsible, you must notify ACL in writing, and give ACL a reasonable opportunity to review the concern before you make repairs or alterations regarding the concern. Your notice should be submitted to ACL, 664 76th Avenue, St. Pete Beach, FL, 33706. ACL's liability to you for claims arising from the inspection or the report, either in contract or in tort, will not be more than the lesser of actual damages or the inspection fee. You may not file a legal action against ACL or its employees more than one year after the inspection.

The inspection and the report is not a warranty of the items inspected. The inspection and the report is performed and provided for the sole benefit of the client, and no one else may benefit from it, or rely on it. The report is non-transferable.

You acknowledge, by accepting the inspection report, that you have read this agreement, understand it, and agree to all the provisions, limitations, and exclusions in this agreement. You represent that you have the authority to enter into this agreement on behalf of others having an interest in the property.

Your acceptance of this inspection report, indicates that you agree with the terms of this agreement.

This agreement is part of your inspection report.

Thank you for choosing A Closer Look Home Inspections, Inc. for your property inspection.

This report represents my professional opinion regarding the readily accessible conditions at the time of the inspection. I have inspected the major property components for visual signs of significant concern, use, and general condition. My inspection and report is conducted in compliance with the Standards of Practice of the American Society of Home Inspectors, ASHI (www.ashi.com).

Major property components are:

- Grounds and Appurtenances
- Structure
- Building Exterior
- Roof
- Plumbing
- Electrical
- Heating and Cooling
- Attic
- Garage
- Interior
- Kitchen
- Baths
- Laundry Area
- Pool and Spa
- Pest Control

This report contains three sections: **Significant**, **Maintenance**, and **Inventory**. Please read the entire report.

- ◆ **Significant** items can be items that:
 - are no longer serving their originally intended function
 - require repair or further evaluation
 - represent personal safety concerns
 - may not have been operated or accessible at the time of the inspection
- ◇ **Maintenance** items can be items that:
 - may require repair or regular maintenance to insure proper operation
 - could be considered optional upgrades to the property
 - should be attended to during the course of regular home ownership
- **Inventory** items can be items that:
 - are functioning as intended

The classification of the comments is purely the inspectors opinion, and is provided as a courtesy to the client and other interested parties. Some Inventory comments may indicate that an item is in generally acceptable condition, even though an Action or Maintenance comment may indicate specific concerns regarding the item. In these cases, the Action or Maintenance comment takes priority over the Inventory comment.

Inspector: Bill Thompson

Signature:



ASHI Member # 211026

GAHI Member # 3002

CABO/IRC Certified Inspector # 1687



Direct to Bill (727) 360 0023

SIGNIFICANT ITEMS

Building Exterior

- ◆ Noted loose stucco at the right side of the terrace. See photos 4 and 6. Consult the owner's association and insure that the stucco will be repaired. Falling stucco is a significant life safety concern. Any metal behind the loose stucco should be cleaned and sealed before the stucco is repaired.

Plumbing

- ◆ Noted low flow of hot water at the kitchen sink. The hot water valve may be clogged. Further evaluate and repair as necessary to restore proper operation.

Electrical

- ◆ One of the outlets in the front living room is loose. See photo 1. The outlet should be secured.
- ◆ The dimmer switch in the hall bath turns the light on and off, but does not dim the light. The dimmer may be damaged, or may not be compatible with the type of bulbs installed. Repair as necessary.
- ◆ The dimmer switch for the ceiling fixture in the dining area is damaged. When the switch was operated, a breaker in the main panel tripped. Further evaluate and repair as necessary.

Baths

- ◆ The master bath shower pan was filled with water and leak tested. Unit 204 was occupied at the time of the inspection and could not be accessed. When 204 is vacant, inspect the ceilings for stains, especially in the kitchen and baths.

PHOTOS



1. Loose outlet at front sleeping room



2. Laundry bi-fold door loose at overhead track



3. Damaged sliding glass door lock



4. Loose & exposed stucco at right side of terrace



5. Location of rooftop AC



6. View from pool deck, damaged stucco

MAINTENANCE ITEMS

Building Exterior

- ◇ A small section of the terrace screen is loose and could be secured.
- ◇ A few of the terrace floor tiles are cracked, but are in acceptable condition. The condition is cosmetic. Repair is optional.

Electrical

- ◇ Ground Fault Circuit Interruption (GFCI) protection is not present. This is consistent with the age of the dwelling. Consider upgrading wet areas with GFCI protection, in the kitchen, bathrooms, work surfaces, and exterior outlets, as well as other areas.

Interior

- ◇ The laundry bi-fold door is loose in the overhead track. See photo 2. A new track glide could be installed.
- ◇ The lock is damaged at the left rear sliding glass door. See photo 3. While security may not be a concern, the door should be able to be secured during stormy weather. Consider cutting a length of a clothes rod and placing it in the door track, or repair the lock.
- ◇ Smoke detectors are present, but are not installed in the bedrooms or other areas where detectors can be installed. Suggest upgrading the smoke detector installation with additional detectors in the bedrooms and other areas as necessary. Consult the smoke detector manufacturer's installation recommendations.

Baths

- ◇ Noted the hot and cold are reversed at the shower valve in the hall bath. This can cause scalding, if the hot water temperature is high. Consider reversing the valve handle if possible, or reversing the supply lines.

INVENTORY ITEMS

General Notes

- At 10:00 AM, when the inspection began, the sky was clear, the temperature was between 70 and 80 degrees, and the soil was dry. No rain fell during the inspection.
- The client, the client's agent and the seller attended the inspection.
- The age of the dwelling is estimated to be 24 year(s).
- Item locations are based on viewing the property from the front door.
- This inspection includes the exposed and accessible elements and systems of the subject dwelling only. Inspection of other dwellings is not within the scope of this inspection. Funds for maintenance or replacement should be kept on hand in the accounts of the Owner's Association. The fund should be based on the annualized cost of maintenance for all common area items. Information in this regard is typically contained in a "reserve study," which should be available from the Owner's Association. Consider consulting the Owner's Association which may provide additional information about maintenance funds for current or future assessments.
- Common areas, including but not limited to the exterior of the subject unit, stairs, walks, parking lots, driveways, etc. were not examined, except where specifically noted in this report. The maintenance and cost of maintenance of these elements are typically borne by the unit owners through the Owner's Association.
- We recommend that you ask a representative of the condo association for information regarding the location and operation of the utility shutoffs for the various systems in your unit.

Grounds and Appurtenances

- The walkways are poured in place concrete.
- The vegetation, grading and drainage is in acceptable condition, with the exceptions noted.

Structure

- The dwelling foundation is a poured in place concrete slab.
- The exterior walls are concrete block. Finished surfaces limit visibility of the walls.
- The interior wall partitions are most likely traditional frame construction. Finished surfaces limited visibility.
- The ceiling structure is poured in place concrete.

Building Exterior

- The exterior siding is masonry stucco.
- Windows are finished metal.
- Exterior trim is in acceptable condition, with any exceptions noted.
- The exterior doors and weatherproofing are in acceptable condition.
- The exterior terraces and guardrails are in acceptable condition, with any exceptions noted.

Roof

- The roof and roofing materials were not inspected. The dwelling is located within a multiple unit condominium. Consult the owner's association regarding the status and maintenance history of the roof.

Plumbing

- The water heater is electric, rated for 38 gallons, and was manufactured in 2004. The visible sections of the supply piping, drain piping and valves are in acceptable condition, with any exceptions noted.
- The main water supply line is not visible and the interior supply piping is copper.
- The main water shut off valve is at the exterior.
- Drain and vent pipes are PVC.
- Gas service to the property is not present.

Electrical

- Electrical service is an underground aluminum cable.
- The main service supply amperage is 150 amps. Voltage is 120 and 240 volts.
- The main service panel is located in the hall. The panel cover was removed and the interior of the panel was visually inspected. The breakers, panel wiring and other panel components are in acceptable condition, with any exceptions noted.
- Over current protection is provided by circuit breakers.
- The 120 volt branch circuits are copper.
- The 220/240 volt branch circuits are copper and aluminum.
- The branch circuit wiring type is non-metallic sheathing (Romex).
- Electrical grounding is not visible.
- A representative number of switches, fixtures and outlets were operated and tested, and were found to be in acceptable condition, with any exceptions noted.

Heating and Cooling

- Heating is provided by an electric heat strip. The unit is installed in the hall closet, was manufactured in 2002 and is rated for 8 kW. The accessible portions of the unit and the connected components are in adequate condition, with any exceptions noted. Regular maintenance is advised.
- Cooling is provided by an electric central air conditioner. The unit is installed on the rooftop. See photo 5 for the location of the equipment. The capacity rating is 2 tons, and the unit was manufactured in 2001. The accessible portions of the unit and the electric supply are in adequate condition, with any exceptions noted. Regular maintenance is advised.
- The intake cooling temperature was found to be 71 degrees, and the supply temperature was 51 degrees, for a split of 20 degrees, which is within the normally accepted range of 15 to 20 degrees.
- Air is distributed throughout the dwelling via insulated ductwork. The visible portions of the ductwork and distribution system are in acceptable condition, with any exceptions noted.
- The thermostat controls were operated and found to be in acceptable condition.

Attic

- The dwelling is located immediately below the unit above; there is no attic space.

Garage

- Parking is provided by a parking deck. Consult the owner's association regarding the status and maintenance history of the deck.

Interior

- Interior doors and hardware are in acceptable condition, with any exceptions noted.
- All of the windows were operated and found to be in acceptable condition, with any exceptions noted.

Kitchen

- The stove is electric and functioned normally, with any exceptions noted.
- The refrigerator, disposal and dishwasher are in acceptable condition, with any exceptions noted.
- Ventilation is provided by a hood over the cooking surface.
- The countertops and cabinets are in acceptable condition, with any exceptions noted.

Baths

- The bathroom plumbing fixtures, angle stops and drains are in acceptable condition, with any exceptions noted.
- The tubs, showers, toilets and sinks are in acceptable condition, with any exceptions noted.

Laundry Area

- The washer and dryer were operated and functioned normally.
- The laundry water supplies and drain are in adequate condition.
- The laundry sink, faucet, and drain are not present.
- The laundry dryer vent is in acceptable condition.