

INTRODUCTION

Compass directions give the orientation for specific locations identified in the report. If these are not practical then the locations will be given from the perspective of facing the condominium unit from the street.

Throughout this report where the age of roofs or other items are stated the age shown is approximate.

When an item or system is said to be "satisfactory" in the report, this means that it is in average condition. The item or system should give generally satisfactory service within the limits of its age excluding any defects or potential problems noted during the inspection or in the report.

When an item or system is said to be in "good" condition this means it is in above average condition in relation to other items of a similar age, type, or style of construction.

When an item or system is said to be in "fair" condition, this means it is in average to below average condition in relation to other items or systems of a similar age, type, or style of construction, excluding any defects or problems noted during the inspection or in the report.

When an item is stated to be in "poor" condition this means it is below average in relation to other items of a similar age, type, or style of construction and may need repairs or other attention immediately or in the near future as recommended in the report.

GENERAL CONDITION OF CONDOMINIUM UNIT

The dwelling is in a three-story block structure on slab with a flat type roof design. The condominium unit was constructed circa 1972.

At the time of the inspection, we found the structure of the condominium unit to be in satisfactory overall condition in relation to other condominium units of a similar age and style of construction.

We did not find any visual evidence of structural deficiencies or major defects. We did find some items needing attention that will be noted later in the report. The condominium unit generally appeared to have been well maintained.

PLUMBING

The functional water flow was tested and found to be satisfactory.

The condominium unit is hooked up to the city/county water and sewer system.

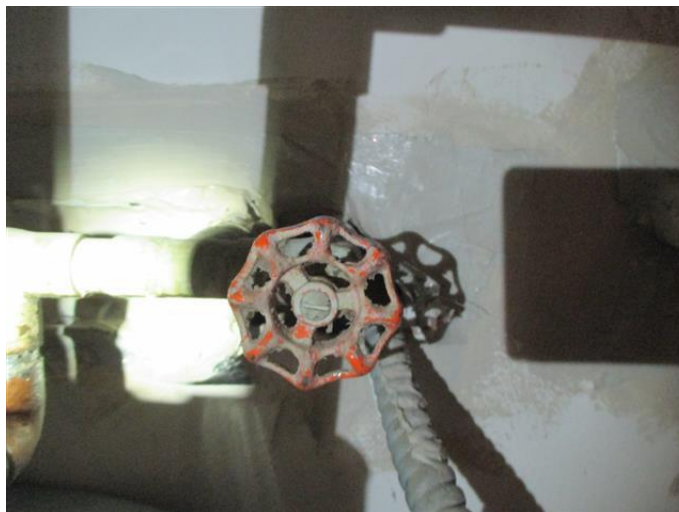
Distribution, Drain and Vent Piping

The structure appeared to be equipped with copper distribution piping and with copper and PVC drains and vent piping.

Interior Plumbing Systems

Unless noted below, no leakage was noted in the accessible piping. Some plumbing repairs (dripping faucets, commodes, etc.) should be anticipated from time to time.

The main water cutoff for the condominium unit was in the closet containing the hot water heater.



If any further information is desired regarding the plumbing system we recommend you contact a licensed plumbing contractor.

General Information Item: The cover plate for the access opening for the bathtub was painted shut and was not removed during the inspection.



Tile and Waterproofing

We recommend periodically caulking and resealing tile in the bathrooms as part of normal maintenance. Bathroom wall coverings should be kept sealed and water-resistant in proper areas to prevent possible moisture damage.

Bathrooms were equipped with exhaust fans and/or operable windows.

Hot Water Heater

The 30-gallon electric hot water heater (circa 2006) appeared to be operating properly at the time of the inspection. The average life expectancy of a hot water heater is approximately 15-25 years. Hot water heaters generally need not be replaced unless they leak.

According to present day requirements, hot water heaters should have a pressure relief valve and drain line, which flows by gravity to the exterior, or downward to within 4 inches of the structure floor.

The size of the drain line should match the outlet size of the relief valve, and an auxiliary pan with a 1" drain line is required underneath when the unit is installed at or above the level of the living area.

Gas units should be raised 18" above the garage slab.

The unit appeared to be properly equipped. The relief valve was not tested.

We recommend installing any future units in accordance with existing regulatory requirements.

AIR CONDITIONING/HEATING

Straight-Cool Air Conditioning System

The dwelling is equipped with a 2.0-ton straight-cool electric air conditioning condenser unit (circa 2000), and electric (resistance type) heat strips.

Concern Item: The condenser unit was approximately 14 years old and is nearing the end of its useful lifespan. Air conditioning condenser units have normal life expectancy of 8-15 years.

The air conditioning appeared to be operating properly at the time of the inspection. The supply air was 54.7°; the return air was 71.0°. The condensation line was discharging moisture. The suction and liquid lines appeared to have the proper temperatures. The system is equipped with disconnects.

We recommend having a licensed heating and air contractor service the system and make any repairs deemed necessary.

Heating and air systems should be serviced at least once a year.

As a normal maintenance item, change or clean the return filters every few months or as per the manufacturer's specification.

Air Handler and Electric Furnace

The dwelling is equipped with a 2.0-ton air handler unit (circa 2005).

Electric furnaces have a normal life expectancy of 15-20 years.

The electric resistance type heat strips were also tested and found to be operational (approximately 10KW).

A float switch was present on the unit. The float switch was not tested. Water was not induced, and we do not warrant the performance of the system when actual water is present. Float switches should be tested periodically (i.e. when serviced).

As a normal maintenance item, change or clean the return filters every few months or as per the manufacturer's specification.

Ductwork

The exposed and accessible duct board type ductwork was visually inspected. Unless noted below, the ductwork was found to be in satisfactory condition.

All registers and returns were operational.

The ductwork should be periodically inspected to check the vapor barrier and prevent leakage of warm or cool air from the system (we recommend contacting Progress Energy Florida/TECO regarding their duct testing which is a detailed check of the efficiency of the entire duct system). An installed heating and cooling source was noted in all rooms.

NOTE: All references to motors and mechanical equipment and their operations apply only to the time of the inspection. No warranties as to the length of the operation should be implied by this report. Some testing is not done within the scope of this inspection including refrigerant levels, refrigerant leakage, head pressures, supply and return coverage, blower door tests on ductwork, etc. Panels are not removed.

ELECTRIC

Main Panel / Sub-Panel and Wiring

We inspected the circuitry in the 100-AMP 240-volt main panel located in the hallway.

Concern Item: The home is equipped with a Zinsco type main electrical panel and circuit breakers. This brand of electrical equipment has been determined to have a higher than normal failure rate and represents a possible safety concern. Replacement parts can be expensive and difficult to acquire. For further evaluation and information regarding this system, we recommend contacting a licensed electrical contractor.



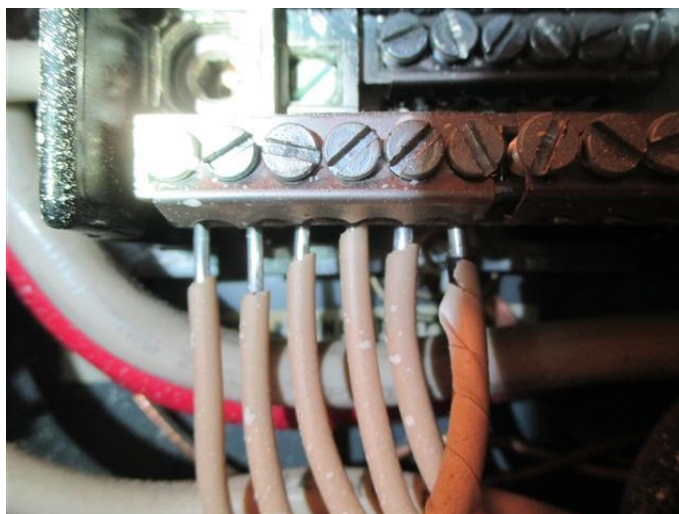
Correction Needed: Some of the fasteners securing the panel cover were improper (wood or sheet metal fasteners) and should be replaced with the proper blunt-tipped screws (safety concern).



General Information Item: The main service disconnect was not accessible and is likely located at the meter. The electrical meters in a condominium building are not generally accessible. We recommend contacting the building management for further information regarding the disconnect location.

The service entry conductor material is aluminum, which is fed in from underground. The dwelling is equipped with aluminum non-metallic cable type (i.e. Romex) branch wiring.

Concern Item: If more information is desired regarding the possible hazards associated with aluminum branch wiring, along with preventive maintenance measures that can be taken, we recommend contacting a licensed electrician.



The main service has a plumbing ground and earth ground.

The termination of the main ground wire for the electrical service was not accessible.

Circuit breakers are mechanical devices subject to wear and corrosion. Ideally, breakers should be "tripped" and reset annually by occupants to help keep the internal springs limber and the contacts free of oxides. Circuit breakers found to be faulty should be replaced.

In our opinion, the existing main service capacity is sufficient for the current electrical demand of the structure.

Correction Needed: The exposed electrical cables connected to the outlet box underneath the kitchen sink should be properly covered.



Interior/Exterior Lights and Fixtures

A representative number of lights and switches were checked and, unless noted below, were operational at the time of inspection.

Correction Needed: The chandelier in the dining room area appeared to have an open ground.



For determination of function for all switches we recommend consulting the homeowner or builder.

Interior/Exterior Receptacles

The polarity and grounding in a sampling of receptacles were tested and unless noted below were found to be in satisfactory condition at the time of inspection.

Correction Needed: The receptacle box above the microwave was loose.



The GFCI (Ground-Fault Circuit Interrupter) receptacles tripped at the proper level of fault current.

Correction Needed: The receptacle in the upgraded bathroom was not GFCI protected per current standards.



Correction Needed: The receptacle to the left of the stovetop in the upgraded kitchen was not GFCI protected per current standards.



GFCI receptacles should be tested monthly.

During any future upgrading of the electrical system or for added safety, we recommend installing GFCI (Ground-Fault Circuit Interrupter) receptacles in all appropriate areas to further reduce shock and/or short hazards.

Exterior receptacles should be weather-protected types.

Appliances with three prong plugs need to use a grounded outlet for proper safety.

If any further information is desired regarding the electrical systems we recommend you contact a licensed electrical contractor.

Recommendation: For further evaluation and repair of the electrical systems we recommend you contact a licensed electrical contractor.

ATTIC AREA

General Information Item: The condominium did not have an accessible attic area.

NOTE: Reference to a current pest control report should be made as to the actual presence, extent and recommended correction of any wood-destroying pest and/or organism activity within the structure.

INTERIOR

Interior – General Condition

At the time of the inspection the interior was found to be in satisfactory overall condition. The condominium unit appeared to have been cared for throughout.

Windows

A representative number of windows and interior doors were checked.

We noted the following types of window units installed in the condominium unit:

- Single-hung single-glazed aluminum units
- Double-glazed vinyl horizontal sliding units

Unless noted below, the window units tested were in satisfactory condition.

Repair Needed: In the living room, the left side and middle windows would not stay open. The right side window would not open.





Most windows need periodic adjustment or minor repair over time to work properly. We recommend lubricating metal and vinyl window units periodically with silicone spray to ease operation. Bar soap can be used to lubricate wood window units.

Doors

The main entry door appeared to be in satisfactory condition. The unit is equipped with caller visibility.

Adjustment Needed: We recommend adjusting the sweep on the base of the storm door on the main entry way so that it will seal fully when closed.



Unless noted below, the interior doors were in satisfactory condition.

Smoke Alarms and CO Detectors

The smoke alarm in the hallway was functional the time of inspection. We recommend checking and maintaining smoke alarms in all appropriate areas for fire safety. Hardwired units with battery backup are recommended.

Walls and Ceilings

Cosmetic Item: We noted some discoloration to the back left-hand corner of the ceiling in the closet. The area tested negative for active moisture intrusion at the time of inspection.



Cosmetic Item: We noted a past repair to the ceiling over the kitchen sink. The area tested negative for active moisture intrusion at the time of inspection.



At the time of the inspection, we found minor (i.e. hairline or less than 1/8" etc.) cracking to the ceilings and walls in some areas. These can be repaired the next time any painting is done in these areas.

Flooring

The floor coverings appeared to be in satisfactory condition.

Cabinetry

The kitchen and bath counters and cabinets were in satisfactory condition.

Appliances

Unless noted below, the installed appliances were operational at the time of the inspection.

Dishwashers, ranges, ovens, cook tops, exhaust fans and refrigerators have a life expectancy of 12-20 years. Appliances are checked for basic functioning only. Self-cleaning functions on ovens and ranges are not checked in the scope of this inspection.

NOTE: Appliance items are only turned on to check for general functionality. All references to appliances, motors, and mechanical equipment and their operations apply only to the time of inspection. No warranties as to the length of operation should be implied by this report.

SUMMATION

The structure appears to have been built using generally accepted construction practices, techniques, and materials in relation to condominium units of a similar age and style of construction.

As is the case in older structures, some items do not comply with present day code requirements. Code changes and revisions are made continuously, therefore only the most recently built structures are in total compliance. Changes in condominium unit construction practices (i.e. fasteners, bracing, materials, etc.) have been made to further protect against wind and damaging weather, particularly at gable end areas. It is possible in some cases, if desired, to retrofit existing structures with additional bracing and fasteners to increase protection. If more information is desired regarding this we recommend contacting a licensed contractor or engineer.

There was no visible evidence of substantial wood damage (rot or termite) to the structure; however, it should not be assumed that no damage exists in inaccessible areas. It is possible some damage could be uncovered at the time any repairs or remodeling requiring tearing out or dismantling are undertaken. This is typical for any structure, and damage should be repaired if found.

This report represents only a portion of the inspection process and should not be relied on by a third party as a complete representation of the facts.

For more detailed information or if there is any question on what method was used, or how conclusions are reached, please feel free to call our office.

Thank you very much for using our services. Please let us know if there is anything further that you may require.

Sincerely,



Geoff Clark
Florida State Licensed Home Inspector #HI715
ASHI Certified Condominium unit Inspector #249432
THOMPSON AND BENDER INSPECTIONS

Executive Summary

Noted summary items are for quick reference or synopsis and not intended to replace related content within the report narrative. We strongly recommend reading the full narrative of the report.

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