

CONFIDENTIAL INSPECTION REPORT
PREPARED FOR:
Junior and Jane CondoSample

INSPECTION ADDRESS
Seacrest Cliffs, Unit 515, Seacrest, FL. 32413

INSPECTION DATE
04/28/2003 9:00am to 11:30



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GENERAL INFORMATION

Inspection Address: Seacrest Cliffs, Unit 515, Seacrest,FL. 32413
Inspection Date:Time: 04/28/2003 9:00am to 11:30
Weather: Clear and Dry - Temperature at time of inspection: about 75 degrees

Inspected by: JD Johnson

Client Information: Junior and Jane CondoSample
Residence Type: Metal Frame
Furnished: Yes
Number of Stories: 1

Style of Residence: Condominium

Approx.Year Built: 1999
Unofficial Sq.Ft.: 1200

PLEASE NOTE:

The service recommendations that I have made in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. Proof of the repair or corrections should be secured prior to the close of escrow. I recommend obtaining a copy of the invoice or work order from the company or individual who performed the work. Make sure the document specifically lists the items that were corrected, the method of correction and if possible, a parts or material list. The document should also show the service provider's name, address and telephone number. For your protection, Beach to Bayou Property Inspections offers "re-inspections" of the deficient conditions at a fee of \$95 for the first 5 items, and \$10 each item over 5. Prior to performing the re-inspection, I require a copy of the work order, listing all the above mentioned information. This information allows me to contact the service provider in case of any questions or concerns about the work. Additionally, if I have suggested additional investigation or invasive testing of a condition, I am available for on-site consultation during the testing at an hourly rate.

Report File: Condo_Sample

DESCRIPTION OF SERVICE

You have contracted Beach to Bayou Property Inspections to perform a general inspection in accordance with industry standards. It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

I am a Registered Professional Inspector with the Florida Association of Building Inspectors (FABI) and a Candidate Member of the American Society of Home Inspectors (ASHI) and perform my inspections in accordance with the Standards of Practice established by ASHI and adopted by FABI. Additional information regarding inspection standards is available from The American Society of Home Inspectors Web site at www.ashi.org and the Florida Association of Building Inspectors at www.fabi.org.

I evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. I do take into consideration age and environment of the property and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, I tend to ignore insignificant and predictable defects, and may not annotate them, particularly those that would be apparent to the average person or to someone without any construction experience. I am not authorized, nor have the expertise, to comment on termite, dry rot, fungus, or mold, but may alert you to its presence. If you have concerns about conditions outside my scope of authority, I recommend you contact a specialist to evaluate the condition prior to close of escrow.

A house and its components are complicated, and because of this and the limitations of a single verbal consultation, I offer unlimited consultation and encourage you to ask questions. In fact, I encourage candid and forthright communication between all parties, because I believe that it is the only way to avoid stressful disputes and costly litigation. Remember, I only summarized the report during our verbal consultation and it is essential that you read the complete report. Any recommendations that I make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by a specialist, or some upgrades recommended that could affect your evaluation of the property, and my service does not include any form of warranty or guarantee.

Sincerely,

J.D. Johnson
FABI Registered Professional Inspector # RPI-0485
ASHI Candidate Member # 210908

Beach to Bayou Property Inspections
Telephone: (850) 231-3313
Fax: (850) 231-3213
www.BeachToBayou.com

Exterior

My evaluation of the exterior of a property includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, I do not evaluate any detached structures, such as storage sheds and stables, and do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, I do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, I do not comment on coatings or cosmetic deficiencies and the wear and tear associated with usage and the passage of time that would be apparent to the average person.

Site Conditions

Condominium Comments

Components and Conditions Needing Service

Because this is a condominium inspection, I do not evaluate or report on the exterior, roof, foundation, grading and drainage, or components beyond the unit, the maintenance of which are the responsibility of the association. Therefore, you should review the homeowner's association operating budget to determine what provisions have been made for exterior service. The operating budget should also include a statement of existing funds and a funding strategy to cover major repair and replacement costs.

Plumbing

Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which I do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. Regardless of the pressure, leaks can occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, I can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system. Blockages can be caused by root intrusion into the lines, buildup of material or other factors. Often the repair is a simple solution, but some instances can be expensive, particularly in a main sewer line or septic.

Inspection Address:
Inspection Date/Time:

Seacrest Cliffs, Unit 515, Seacrest FL. 32413
04/28/2003 9:00am to 11:30

Water

Pressure Relief Valve

Informational Components

There is a pressure relief valve on the plumbing system, as required.

Potable plastic pipes

Informational Components

Water is supplied throughout the home by "potable grade" rigid plastic pipes.

Waste

Drain Pipes Waste Pipes and Vent Pipes

Functional Components and Conditions

Based on industry recommended water tests, the drainpipes are functional at this time.

Water Heaters

Age Capacity and Location

Hot water is provided by a 4 year old, 50 gallon electric water heater that is located in the utility closet.

Manufacturers Info

Informational Components

The water heater was manufactured by Rheem. The Serial Number is RH0499B39545. The Model Number is 81SV52D. The unit is estimated to have been installed in 1999. Typically, the lifespan of a water heater is 7 to 10 years. If this unit has exceeded that lifespan, I suggest you budget for a replacement.

The heating elements in this water heater are set at ~ 135 degrees . The Consumer Products Safety Commission recommends water heaters be set at 125 - 130 degrees. Temperatures above 130 degrees can cause scalding and are considered unsafe.

Electrical Connections

Informational Components

The electrical connection to the water heater is functional.

Shut-Off Valve and Water Connectors

Functional Components and Conditions

The shut-off valve and water connectors on the water heater are in place.

Drain Valve

Functional Components and Conditions

The drain valve of the water heater is in place and presumed to be functional.

Pressure Release Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Drip Pan and Overflow Pipe

Informational Components

The water heater is equipped with a drip pan and an overflow pipe, which is designed to prevent water damage from a leak. Nonetheless, the water heater should be periodically monitored for any signs of a leak.

Fire Sprinklers

Fire Sprinklers

Informational Components

The residence is equipped with fire sprinklers, which I am not qualified to evaluate and specifically disclaim in my contract. Several brands however, such as Omega, Central, Star, and Gem, have been alleged to be defective and subject to litigation or voluntary recall. This unit is equipped with GBR brand. You should check with the association to determine what testing has been performed on the system and if it has been the subject of any recalls.

Electrical

My evaluation of the electrical system includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, I am not a specialist and in compliance with ASHI standards, do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that I make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

Electrical Sub Panels

The sub panel is located in the hallway. The circuit breakers contained in this panel service individual wiring circuits within the dwelling. There is Main Disconnect Breaker located within this panel. The main disconnect is located at the meter, which is on the South end of the complex.

Sub Panel

Informational Components

The electrical sub panel has no visible deficiencies.

Circuit Breakers

Informational Components

The circuit breakers within the sub panel have no visible deficiencies.

Wiring

Informational Components

There are no visible deficiencies with the electrical wiring in the sub panel.

Heat & A/C

Evaluation of the air-conditioning system includes identifying and testing the system and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why my contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so.

I attempt to identify and test every component, but do not attempt to determine tonnage or dismantle any portion of a system, and do not evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, I do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every month or two, and schedule biannual maintenance service.

I perform a conscientious evaluation of heating and air-conditioning components, but am not a specialist. Therefore, it is imperative that any recommendation that I make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat Pump - System 1

System Info

Functional Components and Conditions

This heating and cooling system is comprised of the following components: A central electric heater/ air handler unit, which is located in the utility closet and is manufactured by York. It is a model number . A 2.5 ton condensing unit, which is located on the roof was manufactured by York , in about 1999. This component's model number is H2RA030S06D. The serial number is EBHM056162.

Informational Components

This system uses a filter size 19.5x 21x 3/4, and is located at the air handler unit.

Temperature Differential Readings

Functional Components and Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of between 14 to 21 degrees. This systems differential was 14 degrees.

Heat Pump Evaluation

Informational Components

The manufacturer's name plate provides the following guide standards for amperage draw on the fan and the compressor of the outside unit. Typically, the acceptable range of amperage draw is about 80% of name plate ratings. This unit's factory ratings were: Compressor RLA: 13.6amps Fan FLA: 0.5 amps During the inspections, the unit was observed operating at the following level: Compressor: 10.19 amps Fan: 0.57 amps

When observations exceed 80% of the manufacturers ratings, I recommend review of the system by a professional HVAC contractor.

Condensate Discharge Pipe

Informational Components

The primary condensate pipe discharges to a pipe leading outside.

Condensing Coil

Components and Conditions Needing Service

The fins of the condensing coil have eroded due to the proximity to the Gulf and local environment. Typical life of a Gulf front unit is about 5 years. Therefore, this coil is nearing the end of its expected life. I recommend budgeting for a replacement within the next 2 years.



Living

Interior inspection of a residence includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. I do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and I do not comment on cosmetic deficiencies. I may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, I recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

Entry

Front Door

Informational Components

The front door is in acceptable condition. There are some minor cosmetic blemishes such as paint scratches or dents, but nothing that effects the performance, safety or value.

Floor

Informational Components

The floor in the entry is tile and has no significant defects.

Walls and Ceiling

Informational Components

The walls and ceiling in the entry are in acceptable condition. There are some minor cosmetic blemishes, but nothing that effects safety, performance or value.

Lights

Functional Components and Conditions

The lights in the entry are functional.

Living

There is no recommended service

Informational Components

I have evaluated the living room in compliance with industry standards, and found it to be in acceptable condition. The ceiling, walls, wood floor, outlets and lights are all functional. There is typical cosmetic blemishes that is commensurate with age and use.

Doors

Components and Conditions Needing Service

The sliding glass door does not have a functional lock. While this unit is on a high floor, there is still a possibility of intrusion. Additionally, a lock would secure the unit from storm driven rain.

Lights

Functional Components and Conditions

The lights in the living room are functional.

Outlets

Functional Components and Conditions

The outlets in the living room that were tested are functional.

Bedrooms

Inspection of the interior of a residence includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, I do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and I do not comment on cosmetic deficiencies.

Master Bedroom

Doors

Functional Components and Conditions

The bedroom door is functional.

Components and Conditions Needing Service

The entry door is damaged and should be serviced. The door stop has pierced the door and is no longer effective. I recommend the door be fixed by a professional.



Floor

Informational Components

The bedroom floor is carpeted and has no significant defects.

Walls & Ceiling

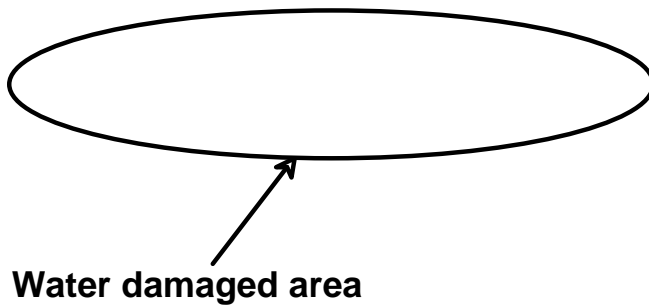
Informational Components

The bedroom walls have typical, minor cosmetic blemishes.

Dual-Glazed Windows

Components and Conditions Needing Service

The area around the bedroom window is moisture damaged. I recommend review of the installation to determine the source of the moisture, and correction of the source, then repair of the interior window framing. The responsibility of this component may be that of the condo association, so I recommend investigation into the



Inspection Address: Seacrest Cliffs, Unit 515, Seacrest FL. 32413
Inspection Date/Time: 04/28/2003 9:00am to 11:30

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Smoke Detectors

Informational Components

There is a smoke detector in this bedroom, however I do not evaluate nor test smoke detectors as part of my service. I recommend my clients install a new battery and test the unit prior to occupying the property. This assures the owner of the operation and freshness of battery.

Bedroom 2

There is no recommended service

Informational Components

I evaluated the bedroom in compliance

Tf -.0349:

Bedroom 3

There is no recommended service

Informational Components

I have evaluated the bedroom in compliance with industry standards, and found the wall to wall carpet, ceiling and walls to be in acceptable condition. There are some cosmetic blemishes to these surfaces, but nothing of significance.

The third bedroom is located on the left, upon entering the unit.

Doors

Functional Components and Conditions

The bedroom doors are functional and operates as intended.

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Smoke Detectors

Informational Components

There is a smoke detector in this bedroom, but I do not test or evaluate smoke detectors as part of my service. I recommend that my clients change the battery and test the unit prior to occupancy. This assures the freshness of the battery and operation of the unit.

Bathrooms

In my evaluation of bathrooms, I do not comment on cosmetic deficiencies, and do not evaluate window treatments, steam showers and saunas.

Inspection Address:
Inspection Date/Time:

Seacrest Cliffs, Unit 515, Seacrest FL. 32413
04/28/2003 9:00am to 11:30

Master Bathroom

Size and Location

The master bathroom is a full, and is located off the master bedroom.

There is no recommended service

Informational Components

We have evaluated the bathroom in compliance with industry standards, and found it to be in acceptable condition.

Doors

Functional Components and Conditions

The bathroom doors are functional.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Toilet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The bathroom exhaust fan is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Functional Components and Conditions

The bathroom outlets are functional and include ground-fault protection.

Guest Bathroom 1

Size and Location

The first guest bathroom is a full, and is located off Bedroom #2 (in this report).

There is no recommended service

Informational Components

I evaluated the first guest bathroom in compliance with industry standards, and found the tile floor, walls and ceiling to be in acceptable condition.

Doors

Functional Components and Conditions

The bathroom door is functional.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

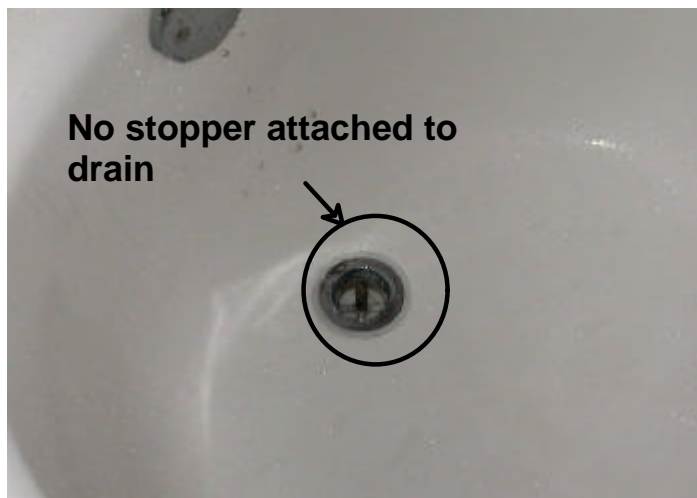
Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Components and Conditions Needing Service

The mechanical tub stopper has been removed (but is sitting on the tub ledge), and should be replaced to allow the tub to function as intended, if the tub drains slowly with the stopper in place, the drain should be serviced by a plumber.



Toilet

Functional Components and Conditions

The toilet is functional and operates as intended.

Exhaust Fan

Functional Components and Conditions

The bathroom exhaust fan is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Functional Components and Conditions

The bathroom outlet is functional and include ground-fault protection.

Guest Bathroom 2

Size and Location

The second guest bathroom is a full, and is accessible from Bedroom #3 and the kitchen area.

There is no recommended service

Informational Components

I evaluated the second guest bathroom in compliance with industry standards, and found the tile floor, wall and ceiling to be in acceptable condition and without significant defects or blemishes.

Doors

Functional Components and Conditions

The bathroom doors are functional.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

Tub-Shower

Components and Conditions Needing Service

The mechanical tub stopper has been removed (but is sitting on the tub ledge), and should be replaced to allow the tub to function as intended, if the tub drains slowly with the stopper in place, the drain should be serviced by a plumber.

Toilet

Functional Components and Conditions

The toilet is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Functional Components and Conditions

The bathroom outlets are functional and include ground-fault protection.

Common

My inspection of the interior of a residence includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. I do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. I may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a

consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

There are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond my expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, I recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

Kitchen

Floor

Informational Components

The floor in the kitchen is tiled and has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling in the kitchen are acceptable.

Cabinets

Functional Components and Conditions

The kitchen cabinets are functional, and do not have any significant damage.

Counter Top

Functional Components and Conditions

The kitchen counter top is functional.

Sink

Functional Components and Conditions

The kitchen sink is functional.

Faucet

Functional Components and Conditions

The kitchen sink faucet is functional.

Valves and Connectors

Functional Components and Conditions

The valves and connectors below the kitchen sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Trap and Drain

Functional Components and Conditions

The trap and drain at the kitchen sink are functional.

Electrical Range

Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested for its performance. It appears the range could be an original appliance and has exceeded its expected life span. While the unit is functional, it may not perform to original specifications and may expire at any time.

No Anti-Tip Device Installed

Components and Conditions Needing Service

There is no "anti-tip" device installed on the kitchen range. The anti-tip device, which is required by all appliance manufacturers, is designed to prevent the appliance from tipping forward when pressure is applied to an open door. Such a condition could arise when a child climbs on the unit, and such accidents have caused serious burns. As this property may be used for rental purposes, I recommend making the home as safe as possible. The anti-tip device should be installed, as required by the manufacturer to reduce the potential for an accident.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but I do not test it for leakage.

Lights

Functional Components and Conditions

The lights in the kitchen are functional.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Outlets

Functional Components and Conditions

The outlets in the kitchen that were tested are functional and include ground-fault protection.

Inspection Address:
Inspection Date/Time:

Seacrest Cliffs, Unit 515, Seacrest FL. 32413
04/28/2003 9:00am to 11:30

TABLE OF CONTENTS

Cover Page	1
General Inspection Information	2
Description of Service	3
Exterior	4
Site Conditions	4
Plumbing	4
Water	5
Waste	5
Water Heaters	5
Fire Sprinklers	6
Electrical	6
Electrical Sub Panels	6
Heat & A/C	7
Heat Pump - System 1	7
Living	9
Entry	9
Living	9
Bedrooms	10
Master Bedroom	10
Bedroom 2	12
Bedroom 3	13
Bathrooms	13
Master Bathroom	14
Guest Bathroom 1	15
Guest Bathroom 2	16
Common	17
Kitchen	18