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INSPECTION SUMMARY REPORT

Client: Junior and Jane CondoSample
Inspection Address: Seacrest Cliffs, Unit 515, Seacrest FL. 32413
Inspection Date: 04/28/2003 Start: 9:00am End: 11:30
Inspected by: JD Johnson

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that I have identified within my report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that I have made in this summary and throughout the 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.

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Components and Conditions Needing Service

Exterior

Site Conditions

Condominium Comments

- 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.

Heat & A/C

Heat Pump - System 1

Condensing Coil

- 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

Living

Doors

- 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.

Bedrooms

Master Bedroom

Doors

- 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.



Dual-Glazed Windows

- 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

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the owners liability prior to close

Common

Kitchen

No Anti-Tip Device Installed

- 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.