



Beach to Bayou

PROPERTY INSPECTIONS

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INSPECTION REPORT

PREPARED FOR:

John & Jane
Homeowner

PERFORMED BY:

Mason LaPlante, Florida Licensed Inspector (HI 10601)

INSPECTION ADDRESS:

100 Homeowner Cove Unit A1, Inlet Beach, FL

INSPECTION DATE:

2/01/2021



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Inspection Date: February 00, 2021

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General Information

Client & Site Information:

1.1 Inspection Date:

February 00, 2021

1.2 Client:

Jon & Jane Homeowner

1.3 Inspection Site:

100 Homeowner Cove
Inlet Beach , FL 32461

1.4 Property Furnished?

Yes

1.5 Property Occupied?

Yes

1.6 People Present at Inspection:

Buyer's Agent(s);

Building Characteristics:

1.7 Structure Orientation:

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The Gulf is on the south side of the residence

1.8 Estimated Year Built:

2006

1.9 Unofficial Square Footage

1676

1.10 Structure Style and Type:

Condominium;

1.11 Stories:

One

Climatic Conditions:

1.12 Weather:

Overcast

1.13 Outside Temperature (F):

Between 70 and 75 degrees

General Property Conditions:

1.14 General Property Conditions:

Because this is a condominium inspection I do not evaluate nor report on general common areas, which include the exterior, roof, foundation, grading and drainage or components beyond the unit except where the condition noticeably impacts this specific unit. You should verify that the maintenance of these excluded areas is the responsibility of the owner's association.

The residence is furnished and in accordance with industry standards I only inspect those surfaces that are readily accessible. I make reasonable attempts to check all areas but do not move furniture or lift carpets or remove or rearrange items within closets and cabinets. This inspection is limited to those areas that were readily visible at the time of inspection. We attempt to note any doors or windows that could not be accessed for examination but may not be able to note each instance of limited examination.

Utility Services:

1.15 Water Source:

Public

1.16 Sewage Disposal:

Public

1.17 Gas Service:

None

1.18 Utilities Status:

All utilities on

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon

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his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the American Society of Home Inspectors (ASHI) Standard of Practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: 1) Cosmetic finishes or blemishes (2) Latent or concealed defects; (3) Geological or soil conditions; (4) Environmental assessment, including Indoor Air Quality; (5) Architectural or engineered systems; (6) Conditions relating to wood decay, termites, mold, fungi and other organisms; (7) Hazardous substances; (8) Wells, water treatment systems and septic systems; (9) Low Voltage Systems, such as security systems, intercoms, television cable, sound systems, telephone wiring; (10) Central vacuum systems (11) Condition of heat exchangers / evaporator coils; (12) Window and wall mounted air conditioners; (13) Elevators, lifts, dumb waiter and similar devices (14) Detached buildings other than a single garage / carport; (15) Items covered by property owners association; (16) Adequacy, efficiency, or durability of a system or component; (17) Factory recall data; (18) Repair costs; (19) Fire, smoke or lethal gas protection devices; (20) Water Features, such as fountains or waterfalls; (21) Other limitations or exclusions stated in the ASHI Standards of Practice.

THIS INSPECTION IS NOT A "MOLD INSPECTION"; MOLD AND INDOOR AIR QUALITY (IAQ) ARE BEYOND THE SCOPE OF THIS INSPECTION, IF YOU HAVE CONCERNS ABOUT "MOLD" OR IAQ, SEEK THE COUNSEL OF A QUALIFIED PROFESSIONAL. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which

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we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996, and now most of the receptacles in damp or wet locations require this safety protection. Similarly, AFCI's or Arc Fault Circuit Interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2004 and are now required on most branch circuits throughout the residence.

Main Panel

2.1 General Comments

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

2.2 Multi Family Disconnect

Condominium and Multi-Family living units typically centralize the electrical meters and main disconnects for each unit in a common area. Access to this area may be restricted for safety reasons, as occupants of the units generally do not need access to the main disconnect unless it is necessary to completely eliminate power to the unit for extensive repair or service. If you have concerns about the location of the meter and main disconnect you should inquire with the Owners Association or Utility Company.

Sub Panels

2.3 General Comments

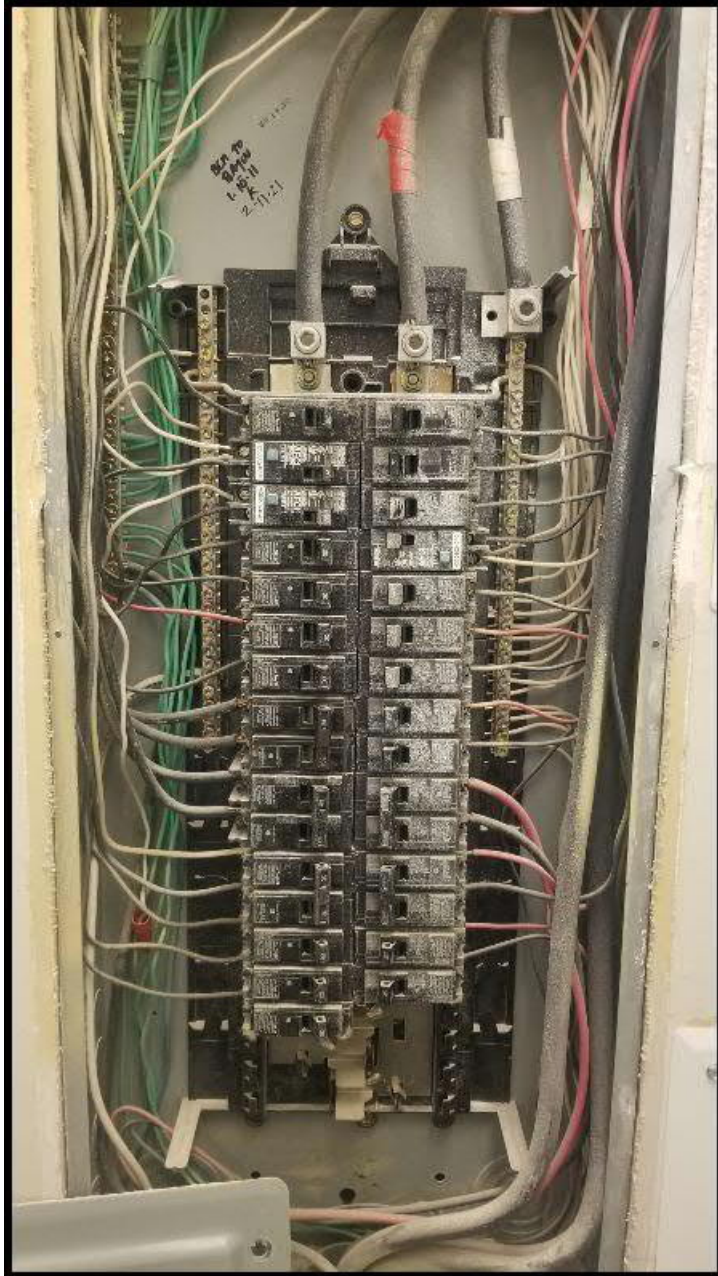
Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

2.4 Location

The primary sub panel is located in the laundry area .

2.5 Sub Panel Observations

The electrical sub panel has no visible deficiencies.



2.6 Panel Cover Observations

The panel cover is in acceptable condition.

2.7 Wiring Observations

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

2.8 Circuit Breakers

There are no visible deficiencies with the circuit breakers.

The system includes arc-fault circuit interrupters, where required at the time of original construction. We do not test AFCI breakers in occupied dwellings, so we recommend you test the breakers upon taking possession of the property, and monthly thereafter as recommended by the manufacturer.

2.9 Grounding

The panel is ground correctly.

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HVAC (Heat and A/C)

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, especially in the coastal regions. This is why we attempt to apprise you of the system's age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. We do not check refrigerant gas pressure levels and cannot detect coolant leaks. For a technically exhaustive test of the HVAC system, you should hire a licensed consultant to evaluate the system prior to the end of your inspection period and close of sale. To ensure proper and safe operation, we recommend maintenance review and service of the HVAC systems within the residence at least on an annual basis. Keeping the HVAC system clean is essential for safe and healthy use as well as ensuring maximum operating efficiency.

Additionally, you should be aware that even the most modern gas fired HVAC systems can produce carbon monoxide or distribute carbon monoxide if the system is improperly sealed, which can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled 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.

HVAC

3.1 System Info

This heating and cooling system for the residence is comprised of the following components:

A central air handler / electric furnace unit, which is located in the utility closet The Air Handler Unit (AHU) was manufactured by Carrier in about 2012 .

And an approximately 5 ton condensing unit, which is located on the rooftop of the building The A/C coil was manufactured by Fujitsu in about 2019 .



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3.2 HVAC System Evaluation

The HVAC system responded to the request for Cooling and Emergency Heat.

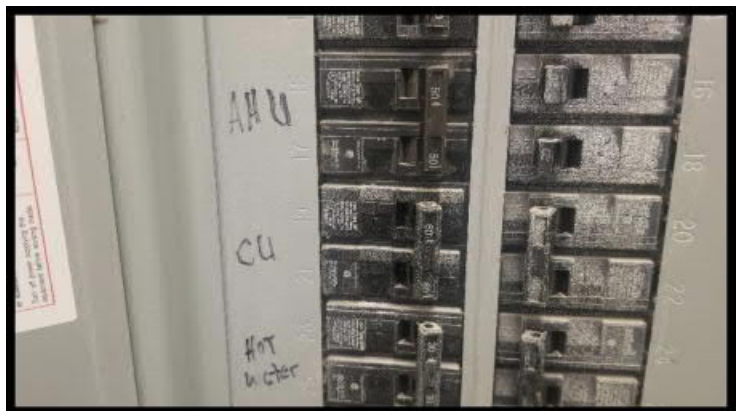
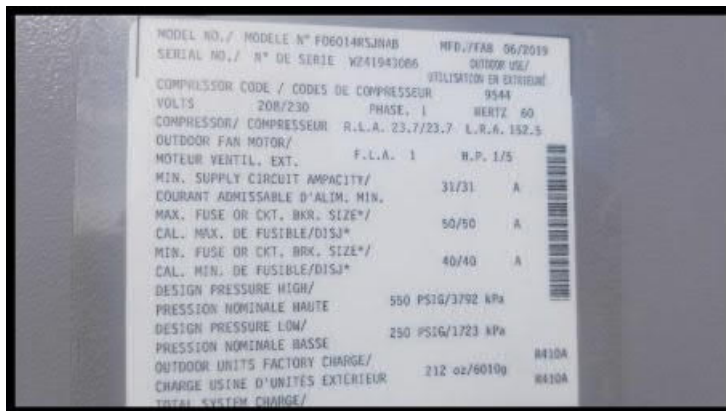
3.3 Condensing Unit

The condensing coil responded to the thermostat and is functional.

3.4 Condensing Unit Electrical Disconnect

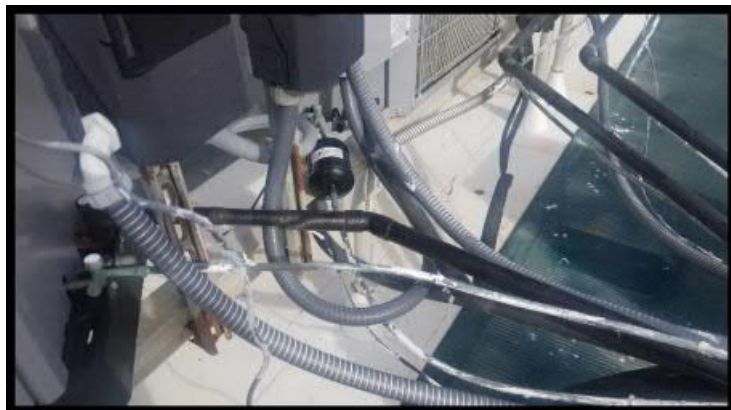
The breaker / disconnect for the condensing coil is oversized, in accordance with the manufactures name plate rating. This condition can cause damage to the unit, and should be reviewed and corrected by a professional, licensed electrician.

The breaker is a 60 amp and the nameplate rating is listed at maximum 50 amp.



3.5 Refrigerant Lines

Insulation is missing from the refrigerant line at the exterior coil. This condition should be corrected to ensure maximum efficiency and reduce potential for moisture related damage (due to condensation).



3.6 Condensate Discharge Pipe

In multi-family units, the primary condensate pipe typically is plumbed together and discharges to the exterior of the residence at a central location through a common drain. I was unable to determine the exact point of drainage, to locate the termination point you would need to have the system reviewed by an HVAC professional.

The condensate discharge pipe is improperly ran across the water heater element cover. I recommend the pipe be relocated to allow servicing of the water heater.



3.7 Air Handler Unit

The air handler unit is functional.

3.8 Return-Air Compartment

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

3.9 Thermostat

The thermostat for this system is located adjacent to the air handler location . The thermostat was functional at the time of inspection and activated the system, but the unit was not calibrated for accuracy nor sensitivity. For calibration of the thermostat, I recommend you have the component reviewed by an HVAC specialist.

3.10 Temperature Differential Readings

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. During the inspection, the observed difference was 21 degrees. This observation doesn't guarantee the system is operating to maximum efficiently, or there are not concealed deficiencies, but it merely confirms the system is cooling. For a full assessment of the HVAC system, you need to have the system reviewed by a competent HVAC professional.

3.11 Furnace

The furnace (emergency heat) feature is functional, but not evaluated for performance

3.12 Registers

The registers throughout the residence are functional.

3.13 Compressed Fiberglass and Flex Ducts

The compressed fiberglass and flexible supply ducts are in good condition.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, 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

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that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. 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. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern polyvinyl chloride [PVC] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern PVC ones are virtually impervious to damage, although some rare batches of modern plastic pipes have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Gas pipes are generally rigid, but there are flexible types as well. Black iron or galvanized steel pipes on the exterior of the home are subject to corrosion, especially close to the Gulf. As gas is invisible, and leaks can only be detected through odor sniffing equipment. If this property includes natural gas or propane gas service, we encourage you to have the gas plumbing and gas appliances reviewed by the utility provider, who has specialized instruments for leak detection. Leak detection, especially gas leaks are extremely difficult to locate and is beyond our limited general home inspection, so this is an important and potentially life saving recommendation.

Potable Water Supply Pipes

4.1 Water Main Location

The main water shut-off valve for this residence is located adjacent to the water heater.



4.2 Water Supply Pipes

A visual portion of the potable water pipes for this property are copper and in acceptable condition.

Waste and Drainage Systems

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4.3 General Comments and Description

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

4.4 Type of Material

The visible portions of the drainpipes are a modern polyvinyl chloride type, or PVC.

4.5 Drain Waste and Vent Pipes

Based on industry recommended water tests, the drainpipes are functional at this time. However, these tests do not include flushing any solid material that may aid in the detection of an improperly functioning drain system. Only a video-scan of the main drainpipe could confirm the actual condition of the waste system.

Electric Water Heaters

4.6 Electric Water Heater Comments

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

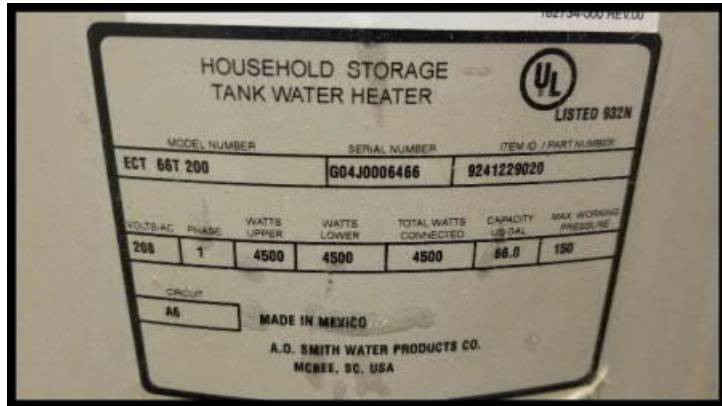
4.7 Manufacturer Information and Location

The water heater was manufactured by AO Smith .

Hot water is provided by a 17 year old, 66 gallon electric water heater that is located in a utility closet. The life span of a water heater is about 15 to 20 years. Service life predictions are difficult to assess, but as the component ages, I suggest you budget for repairs or a replacement.

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4.8 Heating Elements

I was unable to access the lower heating element at the time of inspection due to the HVAC condensate discharge pipe being plumbed across its cover. I recommend this element be reviewed for defect once accessible.

4.9 Electrical Connections

The electrical connection to the water heater is functional.

4.10 Water Shut-Off Valve and Connectors

The shut-off valve and water connectors on the water heater are present and presumed to be functional.

4.11 Relief Valve and Discharge Pipe

The water heater is equipped with a mandated pressure-temperature relief valve, which is assumed to be functional.

4.12 Drain Valve

The drain valve is in place and presumed to be functional.

4.13 Drip Pan and Overflow Pipe

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

Fire Suppression Systems

4.14 Fire Suppression Systems

The residence is equipped with fire sprinklers, which we are not qualified to evaluate and specifically disclaim in our contract. Therefore, you may wish to inquire with the owner's association to determine if the fire sprinklers within this unit have been evaluated by a fire sprinkler contractor and certified as being functional.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of accessible windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

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Additionally, as with the examination of all windows, we do not test the "tilt-in" feature of windows, equipped with such feature. We do not test this, because the component can break during the inspection. Cloudiness or occlusion in windows and glass doors has been defined as a deficient condition, which is subject to replacement or correction. We attempt to identify each clouded window, but due to environmental conditions we may not be able to verify each window, and if we identify one window with this condition, we recommend a window specialist review all the windows to verify the integrity of the seals.

Master Bedroom

5.1 Doors

The entry door is not square in its opening, which is allowing the door to contact the secondary door. This component should be adjusted or repaired to eliminate this contact and restore designed functionality.

There is a broken hermetic seal in an exterior door panel. This condition is typically defined as a deficiency, which should be corrected. Additionally, as broken seals are often difficult to visibly detect under some conditions, we recommend all glazing be reviewed by a glazing specialist to ensure there are no other defective conditions within the home.

5.2 Lights and Ceiling Fans

A ceiling fan light in the room does not respond, and should be serviced. This condition may simply be a burned out bulb, but I was unable to confirm that assumption. I recommend you have the bulb replaced and the fixture demonstrated. If replacing the bulb doesn't correct that condition, the fixture should be reviewed and serviced by a qualified professional.

The ceiling fan in the room is functional.

5.3 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

5.4 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

5.5 Electrical Receptacles

The outlets in the room that were tested are functional.

5.6 Flooring

The floor in this room is stained concrete. The floor is in acceptable conditions with typical cracks, which are a result of the concrete curing process. Little can be done to correct, or mask these cosmetic imperfections. If the crack exceeds 3/8ths of one inch, or if one side of the crack becomes raised more than 3/8ths of one inch, I recommend you consult with a structural specialist to evaluate the condition.

5.7 Closet

The closet in the room is in acceptable condition.

West Guest Bedroom

5.8 Doors

The entry door handle is loose and should be serviced.

The entry door handle does not operate on the outside of the room and needs to be serviced.

5.9 Lights and Ceiling Fans

The light fixtures in the room are functional.

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The wall switch at the room entry controls an outlet to allow table lamp lighting.

5.10 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

5.11 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

5.12 Dual Glazed Windows

The window in the room is functional.

5.13 Electrical Receptacles

The outlets in the room that were tested are functional.

5.14 Flooring

The floor in this room is stained concrete. The floor is in acceptable conditions with typical cracks, which are a result of the concrete curing process. Little can be done to correct, or mask these cosmetic imperfections. If the crack exceeds 3/8ths of one inch, or if one side of the crack becomes raised more than 3/8ths of one inch, I recommend you consult with a structural specialist to evaluate the condition.

5.15 Closet

The closet in the room is in acceptable condition.

East Guest Bedroom

5.16 Doors

The right closet door ball catch needs adjusting to allow the door to close without excessive force.

5.17 Lights and Ceiling Fans

The ceiling fan in the room is functional.

The ceiling fan in the room is functional.

5.18 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

5.19 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

5.20 Dual Glazed Windows

The windows in the room are functional and operate smoothly, without defect or significant blemish.

5.21 Electrical Receptacles

The west electrical receptacle on the north wall is missing its cover plate which needs to be replaced to eliminate this hazard.

5.22 Flooring

The floor in this room is stained concrete. The floor is in acceptable conditions with typical cracks, which are a result of the concrete curing process. Little can be done to correct, or mask these cosmetic imperfections. If the crack exceeds 3/8ths of one inch, or if one side of the crack becomes raised more than 3/8ths of one inch, I recommend you consult with a structural specialist to evaluate the condition.

5.23 Closet

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The closet in the room is in acceptable condition, except as noted

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. We verify all accessible plumbing fixtures and check for leaks, where visible. We also check the functionality of hydro spas, and attempt to verify that each spa motor circuit is protected from electrical shock hazard with a ground fault circuit interrupter. We attempt to open the motor access panel to the spa motors, but if sealed with caulk or grout, we will not destroy the seal, but recommend you make arrangements to verify the space and components are acceptable.

Additionally, bathrooms have only recently been required to have dedicated exhaust vent fans, and were allowed to use an operable window for ventilation prior to this change. Regardless of the original time of construction, we recommend the use of a ventilation fan to remove moisture from the humid room. Reducing the humidity will reduce the potential for mold-like growth, which flourishes in damp environments.

Master Bathroom

6.1 Doors

The doors in the room are functional, operate without defect and are without significant blemish.

6.2 Lights and Ceiling Fans

A ceiling light in the room does not respond, and should be serviced. This condition may simply be a burned out bulb, but I was unable to confirm that assumption. I recommend you have the bulb replaced and the fixture demonstrated. If replacing the bulb doesn't correct that condition, the fixture should be reviewed and serviced by a qualified professional.

6.3 Exhaust Fan

The bathroom exhaust fans are functional.

6.4 Electrical Receptacles

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

6.5 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

6.6 Flooring

The floor in this room is stained concrete. The floor is in acceptable conditions with typical cracks, which are a result of the concrete curing process. Little can be done to correct, or mask these cosmetic imperfections. If the crack exceeds 3/8ths of one inch, or if one side of the crack becomes raised more than 3/8ths of one inch, I recommend you consult with a structural specialist to evaluate the condition.

6.7 Sink Countertop

The countertop is in acceptable condition and free of significant blemish.

6.8 Sink Components

The east sink cold water shutoff valve is leaking and needs to be repaired.



6.9 Toilet

The toilet is functional.

6.10 Stall Shower

The shower head leaks at its connector and should be serviced or replaced to eliminate this defective condition.

6.11 Hydro-Spa

The hydro-spa is functional and the surround is without significant defect or blemish.

Hallway Bathroom

6.12 Doors

The bedroom door into the room is not square in its opening, which is allowing the door to contact the door frame. This component should be adjusted or repaired to eliminate this contact and restore designed functionality.

The bedroom entry door is handle does not operate from outside the bathroom and needs to be serviced.

6.13 Lights and Ceiling Fans

The light fixtures in the room are functional.

6.14 Exhaust Fan

The bathroom exhaust fan is functional.

6.15 Electrical Receptacles

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

6.16 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

6.17 Flooring

The floor in this room is stained concrete. The floor is in acceptable conditions with typical cracks, which are a result of the concrete curing process. Little can be done to correct, or mask these cosmetic imperfections. If the crack exceeds 3/8ths of one inch, or if one side of the crack becomes raised more than 3/8ths of one inch, I recommend you consult with a structural specialist to evaluate the condition.

6.18 Sink Countertop

The countertop is in acceptable condition and free of significant blemish.

6.19 Sink Components

The sink and its components are functional and operate as intended, without defect.

6.20 Cabinets

The cabinets are functional and without significant defect or blemish.

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6.21 Toilet

The toilet is functional.

6.22 Bath Tub Shower Combination

The mixing valve handle is loose and should be serviced as appropriate.

East Guest Bathroom

6.23 Doors

The door in the room is functional, operates without defect and is without significant blemish.

6.24 Lights and Ceiling Fans

The light fixtures in the room are functional.

6.25 Exhaust Fan

The bathroom exhaust fan is functional.

6.26 Electrical Receptacles

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

6.27 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

6.28 Flooring

The floor in this room is stained concrete. The floor is in acceptable conditions with typical cracks, which are a result of the concrete curing process. Little can be done to correct, or mask these cosmetic imperfections. If the crack exceeds 3/8ths of one inch, or if one side of the crack becomes raised more than 3/8ths of one inch, I recommend you consult with a structural specialist to evaluate the condition.

6.29 Sink Countertop

There is a separation between the sink countertop and the backsplash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

6.30 Sink Components

The mechanical sink stopper needs to be serviced to function properly.

6.31 Cabinets

The cabinets are functional and without significant defect or blemish.

6.32 Toilet

The toilet base is loose, and should be secured.

6.33 Bath Tub Shower Combination

The tub / shower is functional.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, built-in cabinets and closets, and includes the testing of accessible windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. According to the Florida Association of Realtors' Purchase Agreement (FAR-9), cloudiness in windows and glass doors has recently been redefined as a warranted, deficient condition, which should be corrected. We attempt to identify each clouded window, but due to

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environmental conditions we may not be able to verify each window. If we have any windows with deficient seals, I recommend the window specialist review all windows and replace them as appropriate. Regarding the inspection of windows, we test the basic functionality of the windows, we do not "tilt" test windows equipped with such feature because such tests can damage a stuck window. Additionally, while the standards of practice require that we only test a representative sampling of windows, we attempt to examine each accessible component.

We may not 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 strong wind 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 specialist. Similarly, there are a number of environmental pollutants that are beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

7.1 Area is Located

This section includes the adjacent Hallway.

7.2 Doors

The doors in the room are functional, operate without defect and are without significant blemish.

The home has a doorbell, which operates as intended.

7.3 Lights and Ceiling Fans

The light fixtures in the room are functional.

7.4 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

7.5 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

7.6 Electrical Receptacles

The outlets in the room that were tested are functional.

7.7 Flooring

The floor in this room is stained concrete. The floor is in acceptable conditions with typical cracks, which are a result of the concrete curing process. Little can be done to correct, or mask these cosmetic imperfections. If the crack exceeds 3/8ths of one inch, or if one side of the crack becomes raised more than 3/8ths of one inch, I recommend you consult with a structural specialist to evaluate the condition.

7.8 Closet

There is a locked (owners) closet in this room which we were unable to access at the time of inspection.

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Because I could not access the closet, I must exclude the contents of this closet from the scope of the inspection. I recommend you have this space be made accessible and reviewed prior to close of escrow.

Living / Dining Room

7.9 Doors

The door in the room is functional, operates without defect and is without significant blemish.

7.10 Lights and Ceiling Fans

The light fixture in the room is functional.

The ceiling fan in the room is functional.

The wall switch at the room entry controls an outlet to allow table lamp lighting.

7.11 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

7.12 Smoke Detectors

Smoke detectors were present but not tested as part of my service. I note the presence or absence of smoke detectors as part of my service, but do not test the device(s). Smoke detectors are an important life safety item. You should test all devices upon taking possession of the property and replace all batteries with new ones to ensure longevity.

7.13 Electrical Receptacles

The center electrical receptacle, located on the east wall is not secure and should be serviced to eliminate the safety hazard.

7.14 Flooring

The floor in this room is stained concrete. The floor is in acceptable conditions with typical cracks, which are a result of the concrete curing process. Little can be done to correct, or mask these cosmetic imperfections. If the crack exceeds 3/8ths of one inch, or if one side of the crack becomes raised more than 3/8ths of one inch, I recommend you consult with a structural specialist to evaluate the condition.

Kitchen

We test kitchen appliances for their functionality, but our inspection is not exhaustive and cannot evaluate them for their performance nor for the variety of their settings nor cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, exterior grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

We attempt to verify that the temperature of each refrigerator is at least 43 degrees, and the freezer is below 30 degrees. We also attempt to verify the ice maker and water dispenser are functional, but if turned off at the beginning of inspection, may not have produced ice in the time we spent on-site and recommend confirmation that feature is functional prior to close of sale.

Kitchen

8.1 General Kitchen Comments

I test kitchen appliances for their functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Typically, appliances have a life span of about 7 to 10 years, depending upon quality. If components are older than ten years, they may well exhibit decreased efficiency. Regardless, I do not inspect the following items: free-standing appliances, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting.

8.2 Lights and Ceiling Fans

The over sink light is missing its bulb which needs to be replaced and the fixture demonstrated as functional.

8.3 Walls and Ceiling

The walls and ceiling in the room have cosmetic damage or blemish.

8.4 Cabinets

The kitchen cabinets have typical, cosmetic damage, or wear that which is commensurate with their age.

8.5 Electrical Receptacles

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

8.6 Flooring

The floor in this room is stained concrete. The floor is in acceptable conditions with typical cracks, which are a result of the concrete curing process. Little can be done to correct, or mask these cosmetic imperfections. If the crack exceeds 3/8ths of one inch, or if one side of the crack becomes raised more than 3/8ths of one inch, I recommend you consult with a structural specialist to evaluate the condition.

8.7 Counter Top

The kitchen counter top is functional and without significant blemish or defect.

8.8 Garbage Disposal

The disposal housing has fractured and is leaking. The appliance should be replaced to restore proper functionality.



8.9 Sink and Components

The sink and its components are functional and operate as intended, without defect.

8.10 Electrical Range

The electric range burners are functional, but the appliance was not evaluated for performance nor were all the settings tested.

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8.11 Microwave

The microwave is functional but I do not evaluate performance or test for leakage.

8.12 Exhaust Fan or Downdraft

The kitchen exhaust fan or downdraft is functional.

8.13 Exhaust Fan Light

The kitchen exhaust fan light is functional.

8.14 Refrigerator - Freezer Combo(s)

The refrigerator - freezer was operational at the time of inspection. The appliance was not calibrated for accurate temperature settings nor performance.

The in door water - ice dispenser in the refrigerator / freezer was functional at the time of inspection. This feature was not evaluated for performance, only for simple functionality.

8.15 Dishwasher(s)

The dishwasher is functional, but was not tested for performance or quality of service.

Laundry

We test clothes dryers and washing machines for basic functionality, but do not exhaustively check all settings and modes, nor evaluate performance of the appliances. Where visible, we inspect the water connections, drainpipes and ducts. However, you should be aware that the water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Dryer vents have been the source of many house fires, so we strongly encourage you to clean the dryer ducts prior to taking possession of the property, and during owner ship, maintain the ducts on a regular basis to prevent lint build up. Additionally, in order for the dryer to operate properly, the termination should be free of lint and debris to allow the humid air to exhaust to the exterior, beyond the envelope of the home.

Laundry Room

9.1 General Laundry Comments

I attempt to check the operation of the clothes dryer, and washing machine and their water connections and drainpipes. I do not check the performance of, nor ensure the full cycle of the machines. Additionally, you should be aware that the water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, I recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable.

9.2 Doors

The door to laundry area is functional, operates without defect and is without significant blemish.

9.3 Lights and Ceiling Fans

The light fixture in the area is functional.

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9.4 Walls and Ceiling

The walls and ceiling in the laundry area have typical, minor cosmetic damage.

9.5 Electrical Receptacles

The outlets in the room that were tested are functional.

9.6 Flooring

The floor in this room is stained concrete. The floor is in acceptable conditions with typical cracks, which are a result of the concrete curing process. Little can be done to correct, or mask these cosmetic imperfections. If the crack exceeds 3/8ths of one inch, or if one side of the crack becomes raised more than 3/8ths of one inch, I recommend you consult with a structural specialist to evaluate the condition.

9.7 Laundry Appliances

The washing machine was tested for functionality, not calibrated for performance. The washing machine was operable at the time of inspection.

The clothes dryer was tested for functionality, not calibrated for performance. The clothes dryer was operable at the time of inspection, except as noted.

The dryer door does not close and secure.

9.8 Dryer Vent

The dryer vent exhausts outside the home and is acceptable. The vent must be kept clean, because trapped lint can rapidly turn into a fire hazard. Therefore, we recommend cleaning the dryer duct upon taking possession of the residence, and at least annually thereafter.

Common

Condo Exterior Features

10.1 Condo Exterior Features General Comments

Our inspection service excludes any items which are considered to be Common Property, which would be the responsibility of the Owners Association. We inspect only those items which are usually considered to be used for your personal use and not accessible to the other owners. However, as a property owner, you should be aware of the condition of common elements and advise the Owners Association about any items that you observe to need service. While repairs of these item may not require immediate attention, deferred maintenance can often be more costly than items that are dealt with quickly, and the Association needs to be aware of the conditions of the property to ensure good maintenance practices.

10.2 Decks

The masonry deck is in acceptable condition.

10.3 Guardrails

The guardrails are functional, and meet the current safety standards.

10.4 Light Fixtures and Gas Lamps

The exterior light fixture on the residence is functional. However, I do not inspect or evaluate decorative lights, and lights operating on a photo-cell or timer.

10.5 Electrical Receptacles

The outlets that were tested are functional and include ground-fault protection, where required at the time of original construction.

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INSPECTION SUMMARY SECTION

Client: John & Jane Homeowner
Property Address: 100 Homeowner Cove, Inlet Beach , FL
Inspection Date: February 00, 2021
Inspected by: Mason LaPlante, Florida Licensed Inspector (HI 10601)

IMPORTANT: This Summary Section is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing additional attention. It is obviously not comprehensive, and should not be used as a substitute for reading the detailed Inspection Report, nor is it an endorsement of the condition of components or features that may not appear in this Summary. FOR A COMPREHENSIVE UNDERSTANDING OF THE PROPERTY CONDITIONS, WE RECOMMEND YOU READ THE ENTIRE INSPECTION REPORT.

Beach2Bayou, LLC follows the Standards of Practice for the American Society of Home Inspectors (ASHI) in determining conditions about which you should be made aware. We suggest that any service recommendations made in this report should be completed by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. We recommend you request and retain copies of invoices or work orders from the company or individual who performed the work, for your records, in case of future questions or for warranty purposes.

GENERAL PROPERTY CONDITIONS:

Weather during inspection: Overcast

Temperature during inspection (F): Between 70 and 75 degrees

Because this is a condominium inspection I do not evaluate nor report on general common areas, which include the exterior, roof, foundation, grading and drainage or components beyond the unit except where the condition noticeably impacts this specific unit. You should verify that the maintenance of these excluded areas is the responsibility of the owner's association.

The residence is furnished and in accordance with industry standards I only inspect those surfaces that are readily accessible. I make reasonable attempts to check all areas but do not move furniture or lift carpets or remove or rearrange items within closets and cabinets. This inspection is limited to those areas that were readily visible at the time of inspection. We attempt to note any doors or windows that could not be accessed for examination but may not be able to note each instance of limited examination

FOR THE PURPOSES OF THIS REPORT, THE STRUCTURE ORIENTATION IS:

The Gulf is on the south side of the residence

COMPONENTS AND CONDITIONS NEEDING SERVICE OR FURTHER REVIEW:

HVAC (Heat and A/C)

HVAC

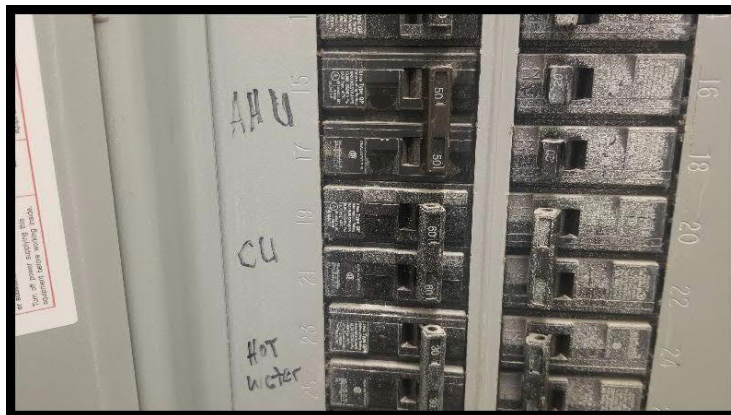
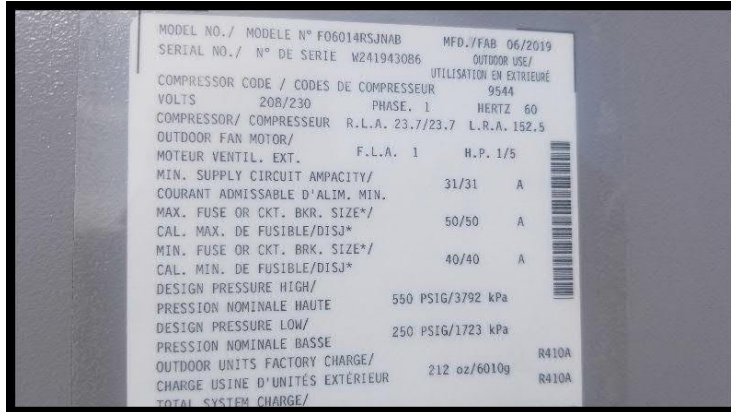
3.4 Condensing Unit Electrical Disconnect

The breaker / disconnect for the condensing coil is oversized, in accordance with the manufactures name plate rating. This condition can cause damage to the unit, and should be reviewed and corrected by a professional, licensed electrician.

The breaker is a 60 amp and the nameplate rating is listed at maximum 50 amp.

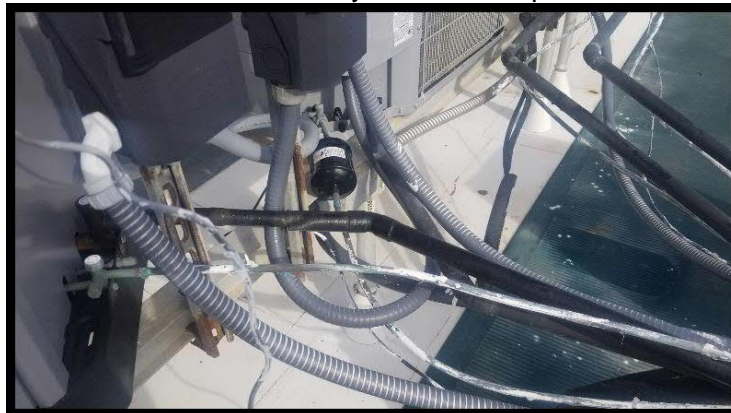
Property Address: 100 Homeowner Cove

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3.5 Refrigerant Lines

Insulation is missing from the refrigerant line at the exterior coil. This condition should be corrected to ensure maximum efficiency and reduce potential for moisture related damage (due to condensation).



3.6 Condensate Discharge Pipe

The condensate discharge pipe is improperly ran across the water heater element cover. I recommend the pipe be relocated to allow servicing of the water heater.

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3.8 Return-Air Compartment

The filter for the HVAC system is dirty and should be changed and replaced second month thereafter. Dirty filters prevent proper air flow through the system, which can affect performance, damage components and cause higher energy usage.

Plumbing

Electric Water Heaters

4.8 Heating Elements

I was unable to access the lower heating element at the time of inspection due to the HVAC condensate discharge pipe being plumbed across its cover. I recommend this element be reviewed for defect once accessible.

Bedrooms

Master Bedroom

5.1 Doors

The entry door is not square in its opening, which is allowing the door to contact the secondary door. This component should be adjusted or repaired to eliminate this contact and restore designed functionality.

There is a broken hermetic seal in an exterior door panel. This condition is typically defined as a deficiency, which should be corrected. Additionally, as broken seals are often difficult to visibly detect under some conditions, we recommend all glazing be reviewed by a glazing specialist to ensure there are no other defective conditions within the home.

5.2 Lights and Ceiling Fans

A ceiling fan light in the room does not respond, and should be serviced. This condition may simply be a burned out bulb, but I was unable to confirm that assumption. I recommend you have the bulb replaced and the fixture demonstrated. If replacing the bulb doesn't correct that condition, the fixture should be reviewed and serviced by a qualified professional.

West Guest Bedroom

5.8 Doors

The entry door handle is loose and should be serviced.

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The entry door handle does not operate on the outside of the room and needs to be serviced.

East Guest Bedroom

5.16 Doors

The right closet door ball catch needs adjusting to allow the door to close without excessive force.

5.21 Electrical Receptacles

The west electrical receptacle on the north wall is missing its cover plate which needs to be replaced to eliminate this hazard.

Bathrooms

Master Bathroom

6.2 Lights and Ceiling Fans

A ceiling light in the room does not respond, and should be serviced. This condition may simply be a burned out bulb, but I was unable to confirm that assumption. I recommend you have the bulb replaced and the fixture demonstrated. If replacing the bulb doesn't correct that condition, the fixture should be reviewed and serviced by a qualified professional.

6.8 Sink Components

The east sink cold water shutoff valve is leaking and needs to be repaired.



6.10 Stall Shower

The shower head leaks at its connector and should be serviced or replaced to eliminate this defective condition.

Hallway Bathroom

6.12 Doors

The bedroom door into the room is not square in its opening, which is allowing the door to contact the door frame. This component should be adjusted or repaired to eliminate this contact and restore designed functionality.

The bedroom entry door handle does not operate from outside the bathroom and needs to be serviced.

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6.22 Bath Tub Shower Combination

The mixing valve handle is loose and should be serviced as appropriate.

East Guest Bathroom

6.29 Sink Countertop

There is a separation between the sink countertop and the backsplash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

6.30 Sink Components

The mechanical sink stopper needs to be serviced to function properly.

6.32 Toilet

The toilet base is loose, and should be secured.

Living

Main Entry

7.8 Closet

There is a locked (owners) closet in this room which we were unable to access at the time of inspection. Because I could not access the closet, I must exclude the contents of this closet from the scope of the inspection. I recommend you have this space be made accessible and reviewed prior to close of escrow.

Living / Dining Room

7.13 Electrical Receptacles

The center electrical receptacle, located on the east wall is not secure and should be serviced to eliminate the safety hazard.

Kitchen

Kitchen

8.2 Lights and Ceiling Fans

The over sink light is missing its bulb which needs to be replaced and the fixture demonstrated as functional.

8.8 Garbage Disposal

The disposal housing has fractured and is leaking. The appliance should be replaced to restore proper functionality.

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Laundry

Laundry Room

9.7 Laundry Appliances

The dryer door does not close and secure.

End of Inspection Summary section of this report.

For your protection, we offer "re-inspections" of the deficient conditions at a fee of \$125.00 for the first six items reviewed, and \$10.00 for each additional item beyond the initial six items. Contact us for pricing details.