

CONDOMINIUM INSPECTION REPORT

Report Number

82

Property Information



12155 Metro Pkwy

Fort Myers, FL

33966

USA

Client Information

Client Name: Client Test 05232011

Inspection Details

Inspection Date: **Test Date**

Inspection Time: Test Time

Inspection Conducted By



Kross Inspectors

12155 Metro Parkway, 4

Fort Myers, Florida, 33966

Phone: 239-677-4403 1877-496-4662

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Inspected by:

Jim-Kreider

Inspector's Signature:

Signature Date

6/28/2011

Property Inspection Report

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1

PROPERTY AND INSPECTION INFORMATION

PROPERTY ELEMENTS AND SYSTEMS

PROPERTY

The Property at 12155 Metro Pkwy, Fort Myers
on Test Date at approximatley Test Time

The style of this building is: Condominium

The approximate age of this building in years is: Test Year Built

Stories above grade:

Multi Level Building
The Approximate Living Space Is: Test Living
Sq Ft

The Approximate Total Space Is: Test Total Sq Ft

AMBIENT
CONDITIONS
Temperature: 80-85
Degrees
Clear
Light Wind

Location orientations in this report are with reference to viewing the property from the front, representing either facing the front entry door or facing the property from the primary street viewing position.

This Report is provided as information to the contracted party(s): Client Test 05232011

In attendance at the inspection were: Client
Client Agent
Seller Agent

SCOPE OF INSPECTION

A visual inspection of readily accessible systems and components was conducted with the objective of reporting the overall condition of the home and identifying those systems and components that are significantly deficient or are near the end of their service life. The inspection as undertaken by this inspection firm is performed in accordance with guidelines provided by adopted building inspection standards . Pursuant to Florida Statute 468.8323 (1),(a),(b), the Inspector is required to report on the home’s systems and components that, in the professional opinion of the Inspector, are significantly deficient or are near the end of their service lives. The user should note that the estimated service life of any system

or component is significantly impacted by routine maintenance and repairs (or the lack thereof). Life expectancy reporting by the Inspector is subjective and only intended as a general guideline. The user should note that it is often impossible to determine past maintenance, repairs, and intensive use of a home's systems or components.

Estimated life expectancy of a home's systems and components reported within are obtained by a study issued by the National Association of Home Builders in February, 2007. A copy of this report is available to consumers at www.nahb.org or you may ask your Home Inspector to forward a copy.

Deficiencies as observed in the course of inspection are noted in the attached Deficiencies Report. In interpreting results from this home inspection, this report should be taken in context of the full report.

The following systems were inspected, with the full report describing the characteristics of these systems:

Interior Elements
Heating and Cooling Systems
Plumbing System
Electrical System

The following system(s) are considered common elements for the purpose of this inspection, and are excluded from this Report.

Roof System
Exterior Elements
Structural System
Insulation and Ventilation Systems

LIMITATIONS

Terms used in the Deficiency Report section provide details of observations made in the course of the home inspection. In reporting an observation, the inspector is providing an opinion that the condition is considered to be a deficiency when the function or operation of the observed item does not meet an aspect of acceptable or intended performance.

TERMINOLOGY

Terms used in the Deficiency Report section provide details of observations made in the course of the home inspection. In reporting an observation, the inspector is providing an opinion that the condition is considered to be a deficiency when the function or operation of the observed item does not meet an aspect of acceptable or intended performance.

LOCATION: The physical location of the noted condition as reported by the inspector.

CONDITION: A description of the observation, phrased to reflect a statement of deficiency.

EXPLANATION: A description of the nature of the deficiency.

IMPACT OR CONSEQUENCES: A description of impact of the condition to the homeowner based on the system or component not meeting its intended function. Where applicable, a description of consequence for not taking action to resolve the deficiency may be provided, and may provide information on the affect to the homeowner in terms of damage, or the affect to the home's occupants in terms of health or safety.

RECOMMENDED ACTION: The inspectors opinion for action by the homeowner. Action statements may include:

Repair: the noted item or system should be repaired to restore it to its intended function or condition

Replace: the noted item is deficient to a degree that actions for achieving intended performance will likely best be accomplished by removing and replacing the affected item.

Review: the item should be reviewed by the homeowner, possibly with input from other experts, and where the condition applies to a new home, may require review with the builder. The need for repair may be of a

Monitor: the item should be monitored on a periodic basis, with action as appropriate to the degree of change over time.

Service: the noted item has an aspect of functionality that can be improved by servicing the item, with the intended result being to restore the item to its expected level of operation and functionality.

Install: the noted item is not installed in a manner to achieve a required function or operation.

Adjust: the noted item requires an adjustment to achieve its intended operation and function.

Complete: the noted item is partially completed in terms of installation, with further work required to achieve completion.

Remove: an item requires removal as it constitutes an aspect not required.

Consult Specialist: the nature of an observation is such that the services or opinion of a specialist is required to ascertain cause, effect, and/or remedial action for the specific condition. The inspector defers opinions of the condition to that of an expert or specialist with appropriate qualifications, training, and knowledge of the noted condition to provide advise to the client:

2 INTERIOR ELEMENTS

PURPOSE

The Interior components are designed to provide suitable finished areas within the building for occupant use. All other components and systems of the building are provided to improve functional use if the interior spaces.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the interior components includes a review of interior walls, ceilings, doors, windows, cabinets, and flooring. Should the Scope of Inspection provide for it, the Inspector may also test appliances if properly and safely installed within the building. Certain limitations and exclusions may apply to the inspection of the interior components such as: limited or restricted access, obstacles such as furniture or storage, and other items specifically excluded by the Scope of Inspection.

SYSTEM CHARACTERISTICS:

Interior Finishes:

Interior Wall Finishes: Drywall

Ceiling Finishes:

Drywall

Floor Finishes:

Carpet

Ceramic Tile

Common Walls:

NA

Interior Door Styles:

Bifold

Pocket

French

Raised Panel

Interior Stairs:

NA

Cabinetry:

Kitchen

Bathroom

Laundry

Fire Places

Fire Place Type:

NA

Fire Place Details:

NA

Chimney Details:

NA



RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Items not included in this inspections are:

Cable TV

Security

Telephone

Obstructed interior elements include:

Furniture

Storage

Finished Interior Surfaces

INTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the interior elements of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



Location: Living Room **System:** Interior **Condition:** Physical impact damage noted in wall surface finish.

Explanation: Physical damage is noted to the wall surface finish. Damage of this nature is usually the result of impact. No structural damage is suspected.

Impact Consequences: The nature of the damage is typically cosmetic in nature. Surface repairs should be considered to establish a visually acceptable wall finish.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.



Location: Hall **System:** Interior **Condition:** Interior door has missing door latch hardware

Explanation: Hardware required for latching or locking the door is missing. Absence of this hardware impairs function at this door.

Impact Consequences: Absence of this hardware impairs ability of the door to perform to its expected function.

Recommended Action: Repair replace or install as required

[Click here to find out more about this item](#)

EXTERIOR DEFICIENCY SUMMARY RELATING TO THIS UNIT:

1.



Location: Garage **System:** Exterior **Condition:** Garage concrete floor displays typical settlement

Explanation: Settlement of the garage concrete pad is an indication of insufficient pad thickness. Other causes may include soil compaction soils with low bearing capacity and ground heave. Settlement as a condition by itself does not usually result in garage structure issues. Settlement combined with other structural concerns often indicates the garage as a whole may no longer be structurally sound.

Impact Consequences: Settlement cracks in garage floor should be monitored for change over time. Should cracks result in possible trip hazards a specialist should be consulted for repair.

Recommended Action: Review

[Click here to find out more about this item](#)

2.



Location: Throughout **System:** Exterior **Condition:** Window caulking is deteriorated

Explanation: The window caulking is observed to be deteriorated. Caulking that is cracked embrittled or missing requires preventative maintenance actions to ensure the window frames will maintain a weathertight seal at the junction areas of window frame through the exterior wall.

Impact Consequences: Caulking at window frames serves several functions including preventing air water and pest infiltration and restricting heat loss or gain through the exterior wall. Moisture has the greatest potential for damage; unintended water infiltration into the house can cause significant damage to surfaces and property and if not corrected may lead to damage and rot to structural elements. Caulking repairs are required at the noted location(s) and should be performed at the earliest opportunity. Preventative maintenance should include reviewing and repairing exterior caulking at doors windows and wall penetrations at least twice a

year.

Recommended Action: Repair

[Click here to find out more about this item](#)

OBSERVATIONS & SUGGESTIONS:

Periodic inspection of your attic is suggested, to examine for evidence of water infiltration, as evidenced by water stains, rot, or mold. Examination after heavy rainstorms is suggested as the best opportunity to view current issues.

A review of your home should be conducted at least twice a year. Items to include in this review include: checking all doors and windows for safe operation and protection against forced entry; checking smoke, fire, and carbon monoxide detectors, and fire extinguishers; practicing routines for fire safety and emergency situations; checking stair and railings for safety; etc.

3 HEATING AND COOLING SYSTEMS

PURPOSE

The Heating and Cooling systems are designed to provide a comfortable interior atmosphere for the building occupants. The heating system provides stability to the interior atmosphere when exterior elements present conditions that lower the interior building temperature. Heating distribution to raise the interior temperature may be provided through various methods such as forced warm air through central air ducts, radiant heating systems, and localized heating from stoves or electric units. Common fuel types for heating systems are electricity, natural gas, propane gas, and other natural elements. The cooling system provides stability to the interior atmosphere when exterior elements present conditions that raise the interior building temperature. Cooling distribution to lower the interior temperature may be provided through various methods such as forced air through central air ducts or localized cooling with individual cooling units.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the heating and cooling systems includes a review of heating and cooling characteristics including: fuel sources utilized, operation of the installed systems using normal controls, and installed associated equipment. Certain limitations and exclusions may apply to the inspection of the installed heating and cooling systems such as: energy source restrictions, inoperable or damaged controls, exterior climate conditions, safety hazards observed, and missing components required to operate the system.

SYSTEM CHARACTERISTICS:

Heating

Energy Source: Electric

Connection Location: Left Wall

Heating System Details

Manufacturer:

Carrier

Age in Years:

3-5

Capacity:

50,000

Efficiency:

Conventional

Air Filter location:

Outside Blower

Fresh Air Supply:

None

Exhaust:

NA

Cooling System Details

Manufacturer:

Carrier

Age:

3-5

Capacity:

3 Ton

Efficiency:

Conventional

Filter Location:

Outside Blower



HEATING SYSTEMS RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of the heating system:

System Observed Operational

COOLING SYSTEMS RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of the heating system:

System Observed Operational

HVAC ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the heating/cooling systems of this home, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns.



DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

OBSERVATIONS & SUGGESTIONS:

To ensure safe operation of the key components of the heating, cooling, and ventilation systems, annual service by a qualified specialist is recommended.

A visual inspection has revealed that the unit is due for its annual cleaning and maintenance. Annual cleaning and maintenance will prolong the life of the installed components and increase energy efficiency.

Filters that are part of your heating/cooling system should be checked periodically, and cleaned or replaced when required.



4 PLUMBING SYSTEM

PURPOSE

The plumbing system is designed to provide for the water service and waste water management needs of the building. The water supply and waste management systems installed may be of a private source such as a well and septic system, or may be provided through public utilities.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the plumbing system includes a review of system characteristics including: the water service type, main shut off type and location, water distribution materials, plumbing fixtures, waste drainage materials, and a review of the installed water heating equipment. If provided for in the Scope of Inspection, the Inspector may provide further reporting for installed water conditioning and softening equipment. Certain limitations and exclusions may apply to the inspection of the plumbing system such as: limited access to installed components, restricted water service to the building, concealed components of the system, and restricted fuel source to the water heating system. Other restrictions may apply as outlined within the Scope of Inspection.

SYSTEM CHARACTERISTICS:

Water Supply System

Service Type:Public

Meter Pick-up Location: Front

Water Meter Location: Front

Main Shut Off Location: Right Wall

Service Supply Material: Copper
PVC

Distribution System:

Locations Served: Kitchen

Main

Ensuite

Laundry

Distribution Material: Copper

PVC

Drainage and Venting System

Sanitary Drain Connection:Sanitary

Hose Bib Locations:

Right Wall
Left Wall
Rear

Sanitary Drain Material:PVC

Drain Types:Floor
Condensate

Hose Bib Types:

Standard

Water Heaters(s)

Make	Model#	Serial#	Type	Fuel	Shut-off	Age	Size	Venting
U.S. Craftmaster			Tank	Electricity Breaker		5-10	40	NA

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

- Concealed water distribution pipes not inspected
- Bath tub and basin overflows not tested

STRUCTURAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the plumbing system of this home, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

- 1.



Location: Main Bathroom **System:** Plumbing **Condition:** Shower enclosure has grout that is incomplete or open between tiles

Explanation: The purpose of grout is to prevent water penetration between the edges of tiles at the shower area. Grouting is observed to be inadequate to meet the intended requirements for sealing against water leakage.

Impact Consequences: Grouting is required to complete the cosmetic appearance of a tiled area and to serve to prevent water from seeping between tiles and into walls and floors. Failure to provide effective grout application can result in damage and costly repairs due to water leaks behind and below finished areas.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.



Location: Main Bathroom **System:** Plumbing **Condition:** Toilet valve runs on when tank is full

Explanation: The toilet is observed to continue to run on when the tank is full.

Impact Consequences: This condition creates unnecessary waste of water and the noise of the continually running water can be an annoyance. The toilet valve does not achieve its intended function of turning off the water supply fully when the tank is full.

Recommended Action: Repair

[Click here to find out more about this item](#)

OBSERVATIONS & SUGGESTIONS:

Operate all shut off valves at least twice a year to ensure valves operate and to prevent the

valve mechanisms from seizing over time.

Your home is equipped with a private septic system. Septic owners should use a live organic bacteria that break down the presence of unnatural substances and solids, like detergents and soaps that sometimes enter your septic system. If these common household substances penetrate your septic system, they kill off the natural occurring bacteria that allow your system to function properly. Bacteria additives are an inexpensive insurance policy that keeps your pipes clean & clear, odor free, and your system functioning properly.

5

ELECTRICAL SYSTEM

PURPOSE

The electrical system is designed to provide for the electrical needs of the building. This includes providing the metering of the electrical supply, the distribution of electrical supply to areas in the building, installed safety features, and circuit protection. Further extensions of the electrical system include lighting fixtures, switches, and outlets installed to meet the needs of the building occupants.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the electrical system includes a review of system characteristics including: the electrical service and related items, main disconnect type and location, electrical panels and sub panels, branch circuit protection, system ground, electrical outlets and switches, ground fault and arc fault protection, electrical fixtures, and distribution wiring. Further reporting may be included for testing the installed safety devices such as smoke detectors and carbon monoxide detectors. Items noted within this section are based on observations as performed within the Scope of the Inspection assignment. Certain limitations and exclusions may apply to the inspection of the electrical system such as a review of: remote control devices, security system and components, low voltage wiring and components, and other components not considered part of the primary electrical system. Technically exhaustive methods are not typically included in the inspection methods such as measurement of amperage, voltage, and continuity. Other restrictions placed on the Inspector during the assignment may include restricted service, inaccessibility to controls, inoperable or damaged components, and time constraints may restrict the Inspector from making a full evaluation of the electrical system.

SYSTEM CHARACTERISTICS:

Electrical Service

Meter Location:

Right Wall

Electrical Service Size:

200 Amperes

Electrical Service Voltage:

120/240 Volts

Service Type:

Arc Fault Outlets:

Bedrooms

Safety Devices

Smoke Detectors: 1st Floor

Underground Cable

Carbon Monoxide detectors:

NA

Main Disconnect

Main Disconnect Location:

Garage Interior

Main Disconnect Size:

200 Amperes

Main Disconnect Type:

Circuit Breaker Disconnect

System Ground Location:

At grounding stake/pad

Distribution Wiring

Wire Type: CopperGrounded

Electrical Outlets:

Outlets Type(s):3-Prong

GFI Protected Outlet Locations:

Exterior

Garage

Bathrooms

Kitchen

Main Panel

Panel Location:

Panel Size:

Circuit Protection:

Garage Interior

200 Amperes

Circuit Breakers

GFI

AFCI

Sub Panels

Panel Location:

Panel Size:

Circuit Protection:

Left Wall

60 Amperes

Circuit Breakers

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Main electrical disconnect was not operated

Wiring that is concealed is not inspected

System ground point was not accessible for examination

ELECTRICAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the electrical system of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



Location: Exterior Back **System:** Electrical **Condition:** Ground fault protection for an outlet is recommended

Explanation: An electrical outlet is installed in a location that for safety should have ground fault protection.

Impact Consequences: Outlets at outdoor locations and at indoor locations near sinks tubs or showers should have ground fault protection to reduce the risk of fatal shock. Upgrading the outlets to provide ground fault protection to these receptacle locations is recommended.

Recommended Action: Install

[Click here to find out more about this item](#)

OBSERVATIONS & SUGGESTIONS:

It is recommended that the main disconnect and circuit breakers be operated (turned off and on) periodically, to exercise these protective devices. Suggested frequency for this maintenance activity is once or twice a year. Circuit breakers that are not periodically operated may over time fail to operate to specifications.

Ground Fault Circuit Interrupt [GFCI] outlets should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical components of these devices becoming sticky or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing, the suggested frequency of testing is once per month.

Arc Fault Circuit Interrupt [AFCI] circuit breakers should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical mechanisms of these circuit breakers becoming sticky or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing, the suggested frequency of testing is once per month.

Smoke detectors, fire detectors, and carbon monoxide detectors should be tested periodically in accordance with manufacturer's recommendation, to assure these devices are operable and providing protection. Failure to perform periodic test reduces assurance that the home's occupants will be alerted in the event of hazardous events. If uncertain about the frequency of testing, the suggested frequency of testing is once per month. If devices are operated by or contain batteries as back-up power, it is suggested that batteries be changed in accordance with manufacturer's recommendations, or every 6 months if not specified.

Do not open electrical boxes or fixtures, or remove wall plates, without first assuring circuits are powered off.

6 DEFICIENCY SUMMARY

INTERIOR

1

Location: Living Room **System:** Interior **Condition:** Physical impact damage noted in wall surface finish.

Explanation: Physical damage is noted to the wall surface finish. Damage of this nature is usually the result of impact. No structural damage is suspected.

Impact Consequences: The nature of the damage is typically cosmetic in nature. Surface repairs should be considered to establish a visually acceptable wall finish.

Recommended Action: Repair

[Click here to find out more about this item](#)

2

Location: Hall **System:** Interior **Condition:** Interior door has missing door latch hardware

Explanation: Hardware required for latching or locking the door is missing. Absence of this hardware impairs function at this door.

Impact Consequences: Absence of this hardware impairs ability of the door to perform to its expected function.

Recommended Action: Repair replace or install as required

[Click here to find out more about this item](#)

EXTERIOR

1

Location: Garage **System:** Exterior **Condition:** Garage concrete floor displays typical settlement

Explanation: Settlement of the garage concrete pad is an indication of insufficient pad thickness. Other causes may include soil compaction soils with low bearing capacity and ground heave. Settlement as a condition by itself does not usually result in garage structure issues. Settlement combined with other structural concerns often indicates the garage as a whole may no longer be structurally sound.

Impact Consequences: Settlement cracks in garage floor should be monitored for change over time. Should cracks result in possible trip hazards a specialist should be consulted for repair.

Recommended Action: Review

[Click here to find out more about this item](#)

2

Location: Throughout **System:** Exterior **Condition:** Window caulking is deteriorated

Explanation: The window caulking is observed to be deteriorated. Caulking that is cracked embrittled or missing requires preventative maintenance actions to ensure the window frames will maintain a weathertight seal at the junction areas of window frame through the exterior wall.

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Recommended Action: Repair

[Click here to find out more about this item](#)

PLUMBING

1.

Location: Main Bathroom **System:** Plumbing **Condition:** Shower enclosure has grout that is incomplete or open between tiles

Explanation: The purpose of grout is to prevent water penetration between the edges of tiles at the shower area. Grouting is observed to be inadequate to meet the intended requirements for sealing against water leakage.

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Recommended Action: Repair

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ELECTRICAL

1.

Location: Exterior Back **System:** Electrical **Condition:** Ground fault protection for an outlet is recommended

Explanation: An electrical outlet is installed in a location that for safety should have ground fault protection.

Impact Consequences: Outlets at outdoor locations and at indoor locations near sinks tubs or showers should have ground fault protection to reduce the risk of fatal shock. Upgrading the outlets to provide ground fault protection to these receptacle locations is recommended.

Recommended Action: Install

[Click here to find out more about this item](#)

Professional Services Certification and Disclosure

I have personally made an inspection of the property that is the subject of this Report.

I do not have any undisclosed conflict of interest with the client, nor any undisclosed commissions, rebates, profits or other benefits resulting from the completion of this assignment.

I have not accepted any disclosed or undisclosed commissions, rebates, profits, or other benefit from Real Estate Brokers, Agents, or any other parties having financial interest in the subject property.

This Inspection Firm, and the designated inspector for this assignment, have not been offered or provided any disclosed or undisclosed financial compensation directly or indirectly to any Real Estate Broker, Agent, or Real Estate Company for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.

I have not and shall not communicate any information about this inspection to anyone except the named client without prior consent of the client, except where it may affect the safety of others or violate a law or statute.

I have not offered to perform any repairs to the subject property nor shall I accept or induce a referral fee from any contractor of which I refer a client to for repairs.



Kross Inspectors

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Web: www.krossinspectors.com

Inspected by:

Jim-Kreider

Inspector's Signature:

A handwritten signature in black ink, appearing to read 'J. Kreider', is written over a white rectangular background.

Signature Date

6/28/2011