

Perdido Inspection Services  
1016 Avia Ln  
Pensacola, Florida 32507  
850-393-3390

# Perdido Inspection Services LLC



807 North 1st St.  
Jacksonville Beach, Florida 32507

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 807 North 1st St.  
City Jacksonville Beach State Florida Zip 32507  
Contact Name Roger Bontrager  
Phone 850-444-9797 Fax 850-444-9933

### Client Information

Client Name Rothstein  
Client Address River Rd  
City Jacksonville State Florida Zip  
Phone Fax

### Inspection Company

Inspector Name Bob Sterriker  
Company Name Perdido Inspection Services  
Address 1016 Avia Ln  
City Pensacola State Florida Zip 32507  
Phone 850-393-3390 Fax  
E-Mail bob@perdidoinpectionsservices.com

### Conditions

Others Present Buyer's Agent Property Occupied Vacant  
Estimated Age New Entrance Faces West  
Inspection Date 01/06/2011  
Start Time 0830 End Time 1030  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 60  
Weather Clear Soil Conditions Dry  
Space Below Grade Basement  
Building Type Concrete/Steel Frame Garage Attached  
Sewage Disposal City How Verified Visual Inspection  
Water Source City How Verified Visual Inspection  
Additions/Modifications N/A  
Permits Obtained Building How Verified Sellers Agent

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## Covered by Condo Association

A NP NI M D

- Stucco
  Exterior doors
  Exterior Penetrations
 Please note exterior issues with stucco, caulking at penetrations, exterior doors, Exterior patios at same height or higher than interior floors, plumbing not hooked up and sink not installed, staining on face of balcony on stucco and exterior doors dragging on tile surface. These issues can be corrected by qualified contractor.



2. Lots and Grounds: Covered
3. Exterior Surfaces: Covered
4. Roof: Covered

## Common Spaces

A NP NI M D

- Stairs/Handrails: Concrete stairs with metal handrails
- Ceilings: Suspended ceiling and exposed painted concrete
- Walls: Concrete Paint Gyp board
- Floors: Tile or concrete
- Electrical: 110 VAC/220 VAC
- Emergency Lighting: Exit lights and battery powered lighting
- Fire Extinguishers: ABC dry chemical
- Sprinkler System: Present all levels

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## Garage/Carport

A NP NI M D

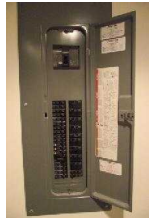
Tuck under Garage

1. Type of Structure: Attached Car Spaces: 14
2.      Garage Doors: Fiberglass
3.      Door Operation: Mechanized
4.      Door Opener: Lift Master
5.      Exterior Surface: EIFS stucco
6.      Roof: Built-up
7.      Roof Structure: Concrete Deck
8.      Service Doors: Metal
9.      Ceiling: Suspended ceiling and exposed painted concrete
10.      Walls: Concrete Paint Gyp board
11.      Floor/Foundation: Poured slab
12.      Hose Bibs: Gate
13.      Electrical: 110 VAC/220 VAC
14.      Smoke Detector: Hard wired with battery back up

## Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC



2.      Service: Aluminum
3.      120 VAC Branch Circuits: Copper
4.      240 VAC Branch Circuits: Copper
5.      Conductor Type: Armored cable
6.      Ground: Plumbing and rod in ground
7.      Smoke Detectors: Hard wired with battery back up

Laundry room Electric Panel

8.      Manufacturer: Square D
9. Maximum Capacity: 200 Amps
10.      Main Breaker Size: 200 Amps
11.      Breakers: Copper and Aluminum
12.      AFCI: 110 volt
13.      GFCI: Kitchen and bathrooms
14. Is the panel bonded?  Yes  No

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## Structure

A NP NI M D

1.      Structure Type: Concrete poured in place



2.      Foundation: Poured  
3.      Differential Movement: Crack with displacement  
4.      Beams: Pre stressed concrete  
5.      Bearing Walls: Concrete  
6.      Floor/Slab: Poured slab  
7.      Stairs/Handrails: Concrete stairs with metal handrails

## Air Conditioning

A NP NI M D

Main AC System

1.      A/C System Operation: Appears serviceable



2.      Condensate Removal: PVC  
3.      Exterior Unit: Suspended



4. Manufacturer: Carrier  
5. Model Number: fk40nf003 Serial Number: 1408a67656  
6. Area Served: Condo Approximate Age: 2008  
7. Fuel Type: 120-240 VAC Temperature Differential: N/A  
8. Type: Central A/C Capacity: 2.5 Ton  
9.      Visible Coil: Copper core with aluminum fins  
10.      Refrigerant Lines: Serviceable condition  
11.      Electrical Disconnect: Breaker disconnect

Main AC System

12.      A/C System Operation: Appears serviceable  
13.      Condensate Removal: PVC  
14.      Exterior Unit: Suspended  
15. Manufacturer: Carrier  
16. Model Number: fk40nf003 Serial Number: 1408a67656

## Air Conditioning (Continued)

- 17. Area Served: Condo Approximate Age: 2008
- 18. Fuel Type: 120-240 VAC Temperature Differential: N/A
- 19. Type: Central A/C Capacity: 2.5 Ton
- 20.      Visible Coil: Copper core with aluminum fins
- 21.      Refrigerant Lines: Serviceable condition
- 22.      Electrical Disconnect: Breaker disconnect
- 23.      Blower Fan/Filters: Direct drive with disposable filter
- 24.      Thermostats: Individual

## Fireplace/Wood Stove

A NP NI M D

Living Room Fireplace

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- 1. Type: Gas log
- 2.      Fireplace Insert: Standard Gas shutoff under unit
- 3.      Smoke Chamber: Metal
- 4.      Flue: Metal
- 5.      Damper: Metal
- 6.      Hearth: Flush mounted

## Heating System

A NP NI M D

Main Heating System

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- 1.      Heating System Operation: Adequate
- 2. Manufacturer: Carrier



- 3. Model Number: 25hcr342c300 Serial Number: 3107e07108
- 4. Type: Forced air Capacity: 91,000 BTUHR
- 5. Area Served: Condo Approximate Age: 2008
- 6. Fuel Type: Electric
- 7. Unable to Inspect: 100%
- 8.      Blower Fan/Filter: Direct drive with disposable filter

Main Heating System

---

- 9.      Heating System Operation: Adequate
- 10. Manufacturer: Carrier
- 11. Model Number: 25hcr342c300 Serial Number: 3107e07108
- 12. Type: Forced air Capacity: 91,000 BTUHR
- 13. Area Served: Condo Approximate Age: 2008
- 14. Fuel Type: Electric
- 15. Unable to Inspect: 100%
- 16.      Blower Fan/Filter: Direct drive with disposable filter

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## Heating System (Continued)

17.      Thermostats: Individual  
18. Suspected Asbestos: No

## Plumbing

- |    | A                                   | NP                       | NI                       | M                        | D                        |                              |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Line: ABS            |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main Water Shutoff: Closet   |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Lines: ABS             |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drain Pipes: PVC             |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Caps: Not visible    |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vent Pipes: PVC              |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gas Service Lines: Insulflex |

### Utility Room Water Heater

8.      Water Heater Operation: Functional at time of inspection  
9. Manufacturer: Rheem



10. Model Number: 82v80-2 Serial Number: rh1208236024  
11. Type: Electric Capacity: 80  
12. Approximate Age: 2008 Area Served: Condo  
13.      TPRV and Drain Tube: PVC

## Bathroom

- |                        | A                                   | NP                       | NI                       | M                                   | D                        |  |
|------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <b>Master Bathroom</b> |                                     |                          |                          |                                     |                          |  |
| 1.                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Closet: Large  |
| 2.                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Ceiling: Texture paint   |
| 3.                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Walls: Paint and tile  |
| 4.                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Floor: Ceramic tile  |
| 5.                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Doors: Masonite solid  |
| 6.                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Electrical: 110 VAC GFCI   |
| 7.                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Counter/Cabinet: Granite   |
| 8.                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Sink/Basin: Molded single bowl   |
| 9.                     | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Moen fixtures with a PVC trap <b>Straighten out and tighten up.</b> |



10.      Shower/Surround: Ceramic tile  
11.      Spa Tub/Surround: Fiberglass tub and ceramic tile surround



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## Bathroom (Continued)

12.      Toilets: 1 1/2 Gallon Tank  
13.      HVAC Source: Air exchange ventilation  
14.      Ventilation: Electric ventilation fan

### Master 2 Bathroom

15.      Closet: Large  
16.      Ceiling: Texture paint  
17.      Walls: Paint and tile  
18.      Floor: Ceramic tile  
19.      Doors: Masonite solid  
20.      Electrical: 110 VAC GFCI  
21.      Counter/Cabinet: Granite  
22.      Sink/Basin: Molded single bowl  
23.      Faucets/Traps: Moen fixtures with a PVC trap  
24.      Shower/Surround: Ceramic tile  
25.      Spa Tub/Surround: Fiberglass tub and ceramic tile surround  
26.      Toilets: 1 1/2 Gallon Tank  
27.      HVAC Source: Air exchange ventilation  
28.      Ventilation: Electric ventilation fan

### Jack and Jill Bathroom

29.      Closet: Small & Walk-in  
30.      Ceiling: Texture paint  
31.      Walls: Paint and tile  
32.      Floor: Ceramic tile  
33.      Doors: Masonite solid  
34.      Electrical: 110 VAC GFCI  
35.      Counter/Cabinet: Granite  
36.      Sink/Basin: Molded single bowl  
37.      Faucets/Traps: Moen fixtures with a PVC trap  
38.      Tub/Surround: Fiberglass tub and ceramic tile surround  
39.      Shower/Surround: Ceramic tile Correct recessed fixture.



40.      Toilets: 1 1/2 Gallon Tank  
41.      HVAC Source: Air exchange ventilation  
42.      Ventilation: Electric ventilation fan

### Powder Bathroom

43.      Ceiling: Texture paint  
44.      Walls: Paint and tile  
45.      Floor: Ceramic tile  
46.      Doors: Masonite solid  
47.      Electrical: 110 VAC GFCI  
48.      Counter/Cabinet: Granite

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## Bathroom (Continued)

49.      Sink/Basin: Molded single bowl  
50.      Faucets/Traps: Moen fixtures with a PVC trap  
51.      Toilets: 1 1/2 Gallon Tank  
52.      HVAC Source: Air exchange ventilation  
53.      Ventilation: Electric ventilation fan

## Kitchen

A NP NI M D

### Condo Kitchen

1.      Cooking Appliances: Thermador  
2.      Ventilator: Thermador  
3.      Disposal: In-Sinkerator  
4.      Dishwasher: Melie  
5. Air Gap Present?  Yes  No  
6.      Refrigerator: Subzero  
7.      Microwave: Meilie  
8.      Sink: Stainless Steel  
9.      Electrical: 110 VAC GFCI  
10.      Plumbing/Fixtures: Chrome  
11.      Counter Tops: Granite  
12.      Cabinets: Wood  
13.      Pantry: Small  
14.      Ceiling: Texture paint  
15.      Walls: Paint  
16.      Floor: Marble  
17.      HVAC Source: Air exchange ventilation

## Bedroom

A NP NI M D

### Master Bedroom

1.      Closet: Large  
2.      Ceiling: Texture paint  
3.      Walls: Paint  
4.      Floor: Carpet  
5.      Doors: Masonite solid  
6.      Windows: Non-opening  
7.      Electrical: 110AFCI  
8.      HVAC Source: Air exchange ventilation  
9.      Smoke Detector: Hard wired with battery back up

### Master 2 Bedroom

10.      Closet: Large  
11.      Ceiling: Texture paint  
12.      Walls: Paint  
13.      Floor: Carpet

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## Bedroom (Continued)

- 14.      Doors: Masonite solid
- 15.      Windows: Non-opening
- 16.      Electrical: 110AFCI
- 17.      HVAC Source: Air exchange ventilation
- 18.      Smoke Detector: Hard wired with battery back up

### Jack and Jill 1 Bedroom

---

- 19.      Closet: Small
- 20.      Ceiling: Texture paint
- 21.      Walls: Paint
- 22.      Floor: Carpet
- 23.      Doors: Masonite solid
- 24.      Windows: Non-opening
- 25.      Electrical: 110AFCI
- 26.      HVAC Source: Air exchange ventilation
- 27.      Smoke Detector: Hard wired with battery back up

### Jack and Jill 2 Bedroom

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- 28.      Closet: Small
- 29.      Ceiling: Texture paint
- 30.      Walls: Paint
- 31.      Floor: Carpet
- 32.      Doors: Masonite solid
- 33.      Windows: Non-opening
- 34.      Electrical: 110AFCI
- 35.      HVAC Source: Air exchange ventilation
- 36.      Smoke Detector: Hard wired with battery back up

## Living Space

A NP NI M D

### Living Room Living Space

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- 1.      Ceiling: Texture paint
- 2.      Walls: Paint
- 3.      Floor: Marble
- 4.      Windows: Non-opening
- 5.      Electrical: 110 VAC
- 6.      HVAC Source: Air exchange ventilation
- 7.      Smoke Detector: Hard wired with battery back up

### Dining 1 Living Space

---

- 8.      Ceiling: Texture paint
- 9.      Walls: Paint
- 10.      Floor: Marble
- 11.      Windows: Non-opening
- 12.      Electrical: 110 VAC
- 13.      HVAC Source: Air exchange ventilation

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## Living Space (Continued)

### Dining 2 Living Space

- 14.      Ceiling: Texture paint
- 15.      Walls: Paint
- 16.      Floor: Marble
- 17.      Windows: Non-opening
- 18.      Electrical: 110 VAC
- 19.      HVAC Source: Air exchange ventilation

### Hallway and common space Living Space

- 20.      Closet: Small
- 21.      Ceiling: Texture paint
- 22.      Walls: Paint
- 23.      Floor: Marble
- 24.      Electrical: 110 VAC
- 25.      HVAC Source: Air exchange ventilation
- 26.      Smoke Detector: Hard wired with battery back up

## Laundry Room/Area

A NP NI M D

### Condo Laundry Room/Area

- 1.      Ceiling: Texture paint
- 2.      Walls: Paint
- 3.      Floor: Ceramic tile
- 4.      Doors: Masonite solid
- 5.      Electrical: 110 VAC/220 VAC
- 6.      Smoke Detector: Hard wired with battery back up
- 7.      HVAC Source: Air exchange ventilation
- 8.      Laundry Tub: PVC
- 9.      Laundry Tub Drain: PVC
- 10.      Washer Hose Bib: Ball valves
- 11.      Washer and Dryer Electrical: 110-240 VAC
- 12.      Dryer Vent: Metal flex
- 13.      Washer Drain: Wall mounted drain

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Bathroom

1. Master Bathroom Faucets/Traps: Moen fixtures with a PVC trap **Straighten out and tighten up.**

