

INSPECTION REPORT



For the Property at:
101 YOUR CONDO DR, 303
TAMPA, FL 33615

Prepared for: James Hoffa
Inspection Date: Tuesday, January 5, 2021
Prepared by: Derle Parmer HI11344



Handy Vet Inspections LLC
Tampa, FL 33615
813-981-2008

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derle@handyvetinspections.com



January 5, 2021

Dear James Hoffa,

RE: Report No. 111 5
101 Your Condo Dr,
303 Tampa, FL
33615

Thank you for choosing Handy Vet Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the State of Florida Standards of Practice. This document defines the scope of a home inspection.

Clients sometimes assume a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so you clearly understand what is included in the home inspection and report.

The report and all pictures are the property of Handy Vet Inspections LLC and prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. If you wish the report be sent to a separate party, you must list that party on the agreement or notify us in writing via email.

The report is effectively a snapshot of the visible and accessible areas of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update your report.

The report itself is copyrighted, and may not be used in whole or in part without Handy Vet Inspections' express written permission.

Again, thank you for choosing Handy Vet Inspections to perform your home inspection. You had a choice and your choice is appreciated.

Sincerely,

Derle Parmer HI11344
on behalf of
Handy Vet Inspections LLC

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SUMMARY

101 Your Condo Dr, Tampa, FL

January 5, 2021

Report No. 1115

www.handyvetinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

DOORS \ Doors and frames

Condition: • [Delaminated](#)

Exterior metal clad door is delaminating at the bottom due to the threshold seal being a tight fit. Adjust door as needed to ease closing and repair delaminated door skin.

Implication(s): Chance of damage to finishes and structure

Location: Patio door

Task: Repair or replace,

Time: Immediate,



DESCRIPTION OF REPORT

The following report includes a Description of the homes systems and components as well as any Limitations that restricted our inspection. The most important part of the report is the Recommendations section. It is here we identify discovered defects in the home, including those listed above, and suggest improvements.

WARRANTY OR PRE-SALE INSPECTION REPORT STANDARDS

A Warranty or Pre-Sale Inspection is intended to find defects within the home prior to a warranty expiration or listing the home for sale. This report, unless otherwise requested, will contain only defects that should be submitted to your warranty policy carrier/ builder or repaired before listing the home. Every area of your home was inspected to determine what visual defects were present. There may be sections within your report that contain no information other than the standards for inspecting that area. Rest assured the entire home was thoroughly inspected and a complete pack of photos is available upon request.

LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, specialists are recommended to further investigate conditions identified in this report. This is very similar to the doctor who is a general practitioner, identifying a physical

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condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. The inspection provides great value, and adds considerably to your understanding of the home. However, it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits. A home inspection does not include an examination for pests, rot or wood destroying insects unless contractually part of this inspection. There are specialists available who can provide these services.

Where there are recommendations for further review by professionals, we recommend only contracting with licensed professionals in the area of expertise mentioned. Use of unlicensed individuals is at your own risk whether contracted by you or the seller. Reinspections of repairs is recommended to ensure they are completed correctly and ensure compliance with insurance standards.

Please read the entire report carefully, and ask any questions you may have of the inspector. You are reminded that a home inspection addresses visually accessible components of the home, and does not include destructive testing or hidden defects. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type in a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

NOT A CODE INSPECTION

This General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify problems with systems, components and/or conditions which may violate building codes. Although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

WARRANTY VERIFICATION PRIOR TO PURCHASE

When a home is sold, the warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. Recommend you ask the seller how the sale of the home will affect any warranties presently covering any installed or updated system within the home. Additionally, you should confirm any seller claims by reading the warranties offered by all manufacturers, contractors and installers. The following are systems you should verify any and all warranty transfers for and obtain documentation before purchasing.

Roof Decking & Shingles/Covering | Kitchen/ Household Appliances | Water Treatment Systems | Storm Shutters/Covers | Doors & Windows | Alarm Systems | Water Heater | HVAC

As you read the report, we encourage you to contact us with any questions about the report or the home.

[Home Improvement - ballpark costs](#)

ROOFING

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General System Info

General: • Roof was not inspected during this inspection. This residence is part of a Community/ Condo/ Homeowner Association that is responsible for all roofing components of this home. This inspection started at the front door but may include obvious visible defects regarding the roof and should be brought to the attention of the Association. Any comments pertaining to any roofing components are provided as a courtesy only, do not constitute a full inspection of the roof and should be addressed via the current owner /President /Board of the Association. "Handy Vet Inspections LLC" shall not be held responsible for erroneous comments or omissions concerning deficiencies involving any roofing components whether mentioned or not mentioned in this report. We recommend obtaining and reviewing a copy of the Association's OPERATING BUDGET prior to purchase and ensure they are adequately managed to cover repair, replacement and/or upgrade of facilities.

Sloped roofing material: • Composition shingles

Approximate age: • 1 year

Roof Shape: • Hip

Recommendations

DOORS \ Doors and frames

1. Condition: • [Delaminated](#)

Exterior metal clad door is delaminating at the bottom due to the threshold seal being a tight fit. Adjust door as needed to ease closing and repair delaminated door skin.

Implication(s): Chance of damage to finishes and structure

Location: Patio door

Task: Repair or replace,

Time: Immediate,



General System Info

General: • This residence is part of a Community/ Condo/ Homeowner Association that is responsible for all exterior components/common areas of the facility and/or structure. This inspection started at the front door and may include obvious exterior defects at that location. Any comments pertaining to any exterior components are provided as a courtesy only, do not constitute a full inspection of the exterior and should be addressed via the current owner /President /Board of the Association. "Handy Vet Inspections LLC" shall not be held responsible for erroneous comments or omissions concerning deficiencies involving any exterior components whether mentioned or not mentioned in this report. We recommend obtaining and reviewing a copy of the Association OPERATING BUDGET prior to purchase and ensure they are adequately managed to cover repair, replacement and/or upgrade of facilities.

General System Info

General: • This residence is part of a Community/ Condo/ Homeowner Association that is responsible for all structural components of the home. This inspection does not include an inspection of structural components other than components that may be visible inside the home. Not all attics are accessible in these types of structures but if access was possible, any comments about structural components are made as a courtesy only, do not constitute a full inspection of the structure of the home and should be addressed via the current owner /President /Board of the Association. "Handy Vet Inspections LLC" shall not be held responsible for erroneous comments or omissions concerning deficiencies involving any exterior components whether mentioned or not mentioned in this report. We recommend obtaining and reviewing a copy of the Association OPERATING BUDGET prior to purchase and ensure they are adequately managed to cover repair, replacement and/or upgrade of facilities.

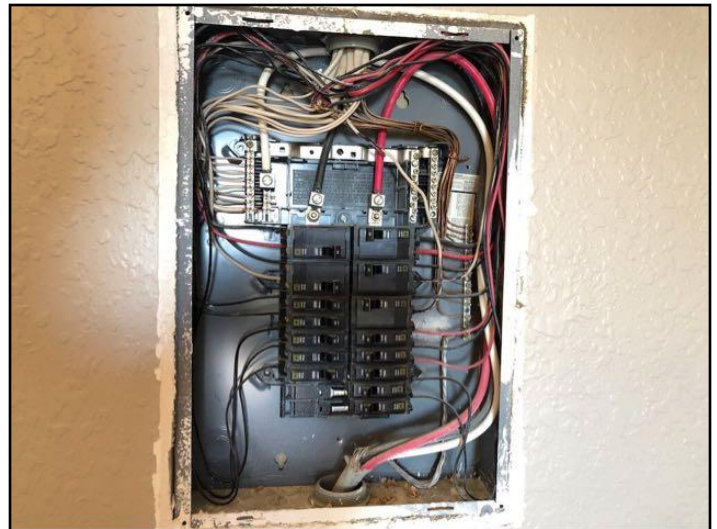
General System Info

General:

• The inspector shall observe service entrance conductors, Service equipment, grounding equipment, main over current device, main and distribution panels, amperage ratings of the service, branch circuit conductors, their over current devices, and the compatibility of their ampacities, the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures, the presence/absence and operation of ground fault circuit interrupters and Smoke detectors (detectors part of a central system will not be operated). The inspector shall describe service amperage and voltage, service entry conductor materials, service type as being overhead or underground and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector is NOT required to insert any tool, probe, or testing device inside the panels, test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels or observe low voltage systems, security system devices, heat detectors, or carbon monoxide detectors, telephone, security, cable TV, intercoms, built in vacuum equipment, or other ancillary wiring that is not a part of the primary electrical distribution system.

• General View of Electrical

Panel in bedroom

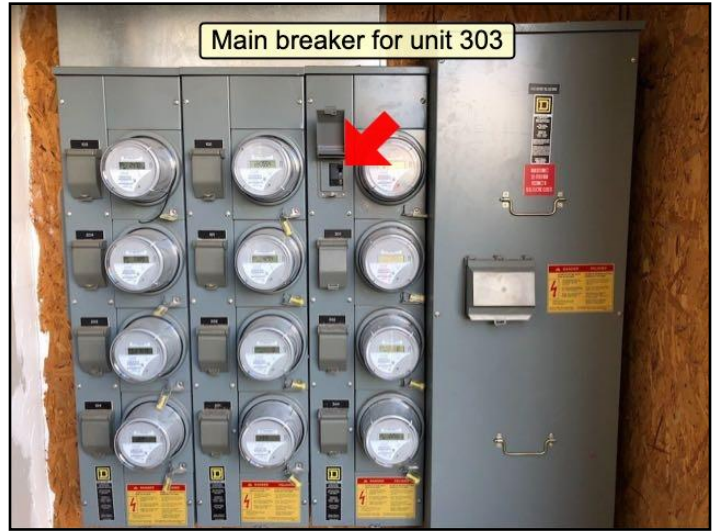


View in panel

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• Main Breaker for this unit is co-located elsewhere in the building. This is typically done for condo/townhomes where meters breakers are consolidated for fire safety reasons. These are not typically inspected during a home inspection. Main breaker located in dedicated room in center of building on the parking lot side.



Main Breaker for this unit is co-located...

Main Breaker for this unit is co-located...

Distribution panel type and location: • [Breakers - bedroom](#)

Electrical panel manufacturers: • Square D

Auxiliary panel (subpanel) rating: • [150 Amps](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke alarms (detectors): • [Present](#)

Limitations

Inspection limited/prevented by: • A Condo/Townhome Living unit contains a Subpanel inside the living unit supplied by a Main Panel within or on the exterior of the building. Access to the main breaker wiring was not possible due to limited access for Licensed Electricians only. This inspection was limited to the Subpanel within the living unit only. All sub panels were fully inspected and are detailed within this report as Subpanel. Any mention or pictures of the main panel are a courtesy only and do not constitute inspection of the internal wiring.

General System Info

General:

- The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, duct insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The inspector shall describe: Energy source; and Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or the uniformity or adequacy of heat supply to the various rooms.
- The heating portion of the HVAC system was tested and functioned properly during the inspection. A basic temperature was taken at the air handler until 90 degrees was reached by the system. This deems the system to be functioning correctly at this time. Recommend monthly replacement of the HVAC filter to ensure reliability and efficiency of the system.



Heat temperature

Heat Temperature at register

System type: • [Heat pump](#) • Air Handler with backup heat strips installed. This system is designed to work in conjunction with the heat pump. If the heat pump is unable to satisfy the heating needs or fails to operate in heat mode, the heat strips will power on to provide some heat.

NOTE: These heat strips are not designed to heat the home as efficiently as the properly sized heat pump. Contact an HVAC technician if you feel your system is not heating properly.

Fuel/energy source: • [Electricity](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 24,000 BTU/hr

Recommendations

RECOMMENDATIONS \ General

2. Condition: • Recommend annual servicing by a professional HVAC company. This will increase the life of the entire HVAC system by keeping critical areas clean and ensure worn components are identified. Systems that are not cleaned regularly are more prone to failure and/or increased heating and cooling costs.

General System Info

General:

- The home inspector shall observe permanently installed cooling systems including: Cooling equipment; Normal operating controls; Automatic safety controls; vents, where readily visible; Cooling distribution systems including fans, pumps, ducts and piping, with supports, duct insulation, air filters, registers, radiators, and fan coil units. The inspector shall describe: Energy source, cooling equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Determine the effectiveness of Ultraviolet lighting within a system; Operate automatic safety controls; or Observe: The interior of ducts/vents; Humidifiers; Electronic air filters; or determine the uniformity or adequacy of cooling supply to the various rooms.
- General View of HVAC System



Air Handler



A/C Condenser on patio

• The cooling function of the HVAC system was tested and functioned properly during the inspection. A basic temperature differential was taken across the evaporator coils at the air handler as a basic test to determine if the system is functioning as intended. The system showed no signs of issues during the inspection. Recommend monthly replacement of the HVAC filter to ensure reliability and efficiency of the system.

Air conditioning type: • [Air cooled](#)

Heat pump type: • [Air source](#)

Cooling capacity: • [2 Tons](#)

A/C Compressor & Air Handler Age:

- 10 years

These types of units typically last 15+ years if maintained regularly.

Temperature difference:

- 20°



20°

- Acceptable temperature difference: estimated 14° to 22°

A basic temperature differential is determined by measuring the temperature on each side of the air handler coils. These values are subtracted from each other to determine the temperature differential and give a basic indication of the units operation.

- This suggests good performance. Regular service is still recommended to ensure reliability of the system.

Location of the thermostat for the cooling system: • Living Room

Condensate system: • Discharges to exterior

Ancillary components: • Programmable thermostat

General System Info

General: • The inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The inspector shall describe water supply and distribution piping materials, drain, waste, and vent piping materials, water heating equipment, and location of main water supply shutoff device. The inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The inspector is NOT required to state the effectiveness of anti-siphon devices, determine whether water supply and waste disposal systems are public or private, operate automatic safety controls, operate any valve except water closet flush valves, fixture faucets, and hose faucets; observe water conditioning systems, fire and lawn sprinkler systems, onsite water supply quantity and quality, onsite waste disposal systems, foundation irrigation systems, spas (except as to functional flow and functional drainage), swimming pools, solar water heating equipment or observe the system for proper sizing, design, or use of proper materials. • All plumbing fixtures were tested and found to function as intended. A test to overload the plumbing drain system resulted in no issues at any drain in the home. No leaks were found, no pressure issues were noted and all drains functioned as intended during the inspection.

Water supply source (based on observed evidence): • Public

Supply piping in building: • PVC Piping

Main water shut off valve at the:

- Water heater



Main water shutoff valve

Water heater type:

- [Conventional](#)

This water heater is installed with an operational timer to limit the power consumption of the system. These can be set to turn on at scheduled times and off the majority of the day when not needed, saving money on the electric bill.

Recommend it be set to come on an hour before your wake time and go off after you leave. These tanks keep water warm for an extended time and if hot water is desired, the on off switch is easily accessible for manual use.



Conventional water heater



Water heater timer

Water heater fuel/energy source: • [Electric](#)

Water heater tank capacity: • [38 gallons](#)

Water heater approximate age:

- .



Water temp at kitchen sink

- 9 years



Water temp in bathroom



Manuf 2011

Water heater typical life expectancy: • [Water heaters should be flushed annually to remove sediment. All water heaters accumulate sediment in the bottom which reduces efficiency and the overall life of the unit. The link in this section is a How To on draining an electric water heater. Draining a gas water heater is the same after setting the gas valve to pilot, vacation mode or off and following instructions on the unit for reigniting the pilot when complete.](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#)

General System Info

General: • The inspector shall inspect entryway doors, windows, interior doors, garage doors, walls, ceiling, floors, steps, stairways, balconies, railings, countertops and a representative number of installed cabinets. The inspector shall inspect installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. The inspector shall operate all entryway and interior doors and a representative number of windows, operate garage doors manually or by using permanently installed controls for any garage door operator, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The inspector shall report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is NOT required to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatment, central vacuum systems, recreational facilities, installed and free-standing kitchen and laundry appliances, appliance thermostats including their calibration, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance, operate, or confirm the operation of every control and feature of an inspected appliance. • The interior of the home was inspected with no defects discovered. All walls, ceilings, floors, doors and windows were in good condition and functioning as intended during the inspection.

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS