

DISCLOSURE OF CONDITION OF BUILDING
AND ESTIMATED REPLACEMENT COST
JEFFERSON ARMS CONDOMINIUM
CAPE CANAVERAL, FLORIDA

Please be advised that an inspection of the facility identified above was conducted on March 21, 1981 and April 3, 1981. Based on the results of these inspections and a review of the building documents, the following statements can be made:

1. The complex consists of one two story residential building and associated site development improvements. The building is constructed on reinforced concrete footings supported on compacted fill. First floor slab is poured concrete with vapor barrier isolation. Wall construction is eight inch concrete block with poured tie beams and stucco exterior finish. Second floor slab is constructed of prestressed beams. Attic floor is insulated. Interior wall surfaces are gypsum board and ceilings are sprayed with accustical treatment.
2. The completion of the construction of the facility is evidenced by the City of Cape Canaveral Building Permit number 1033 dated 3/9/66. The construction was accomplished in accordance to drawings prepared by G. A. Fimmel III, Professional Engineer.
3. Prior use of the improvements was for rental apartments.
4. Attached chart identifies major facility components, average age of equipment, estimated useful life and estimated current replacement costs.
5. The condition of the major elements of the existing improvements is as follows:

ROOFING ELEMENTS

- A. The roofing elements are safe for the use intended.
- B. The roof of the building is constructed of two inch wood trusses twenty four inches on center. Trusses are covered with one half inch exterior grade plywood and asphaltic shingles. The roof appears to be in excellent condition with no evidence of leaks noted. Repair of vent screening in the wood soffits is required.

ELEVATOR ELEMENTS

- A. There are no elevators located at this complex.

HEATING AND COOLING ELEMENTS

- A. The heating and cooling elements are safe for the use intended.

- B. Twelve units are furnished with split air to air conditioning systems. Two remaining units are to have new split systems installed. Each split system consists of exterior ground mounted condenser, interconnecting refrigeration piping and control wiring and evaporator/ blower units mounted in interior utility closets. Units are thermostatically controlled. Electric heat strips are provided for winter conditioning. There is minor rusting of the condensing units which should be repaired to extend useful life of the units. All mechanical equipment has approved disconnect provisions.
- C. The mechanical elements are sound and were found to be functioning properly.

PLUMBING ELEMENTS

- A. The plumbing elements are safe for the use intended.
- B. The plumbing elements are sound. Fixtures are in good condition with only minimal chipping of the enamel surfaces noted. There were no stoppages in the drainage/ sewer systems and no history of recurring problems. Water piping is copper. Electric water heaters are equipped with relief and shut off valves. The laundry has a gas hot water heater and is furnished with rental appliances.
- C. The plumbing elements, including yard pump and shallow well were found to be operating properly.

SWIMMING POOL ELEMENTS

There is no swimming pool at this complex.

SEAWALL ELEMENTS

There is no seawall at this complex.

PAVEMENT AND PARKING AREAS

- A. The parking and pavement elements are safe for the use intended.
- B. The elements are sound. There is minor potholing of the parking area which will be repaired prior to adding new asphalt seal coat.

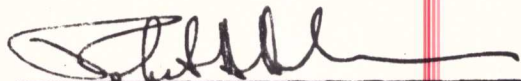
DRAINAGE ELEMENTS

- A. The drainage system is sound and functioning properly. There was no standing water on the grounds after moderate rains.

ELECTRICAL ELEMENTS

- A. The electrical elements were found to be safe for the use intended.
- B. The electrical elements are sound. Each apartment has an interior panel mounted 100 amp, 2 pole circuit breaker to disconnect power. Interior panels are readily assessible. Missing device plates in the laundry room should be replaced.
- C. The electrical elements were found to be functioning properly. Smoke detectors with local alarm are to be placed in each unit.

The undersigned, ROBERT H. HABER, is a registered Professional Engineer for the State of Florida under number 10702. In such capacity he has made a visual inspection of the facility which is being converted into a fourteen unit condominium to be known as JEFFERSON ARMS CONDOMINIUM. The undersigned hereby states that his inspection was completed on April 3, 1981 and the above text represents an accurate statement as to the condition of the facility located at 610 Jefferson Avenue, Cape Canaveral, Florida.

A handwritten signature in dark ink, appearing to read 'R. H. Haber', is written over a horizontal line.

Robert H. Haber

Professional Engineer

State of Florida Number 10702

COMPONENT	ESTIMATED REPLACEMENT COST - CURRENT DOLLARS						ESTIMATED USEFUL LIFE REMAINING YEARS	COMPONENT AVERAGE AGE YEARS
	TOTAL AMOUNT	PER UNIT COST						
		UNIT 1 BR	UNIT 2 BR	UNIT	UNIT	UNIT AVG		
ROOF	10000	640	750			715	12	8
HEATING VENT. AIR CONDITIONING	14000	900	1050			1000	4	4
PLUMBING	18000	1150	1350			1285	35	15
ELECTRICAL	14000	900	1050			1000	35	15
PARKING/DRAINAGE	1400	90	105			100	35	15
PAVING	1000	65	75			70	2	unknown

TABULATION- ESTIMATED USEFUL LIFE
AND REPLACEMENT COSTS