



Client Name: John Smith
Inspection Address: 1234 SW 12 St #4, Miami, Florida 33156
Inspection Date: Thursday, October 05, 2017



PROPERTY-INFORMATION

Year Built: 2006/11-Years
Number of Stories: 2

Property Information Provided by Your Real Estate Agent:
AGENT: John Smith
Cell #: 786-239-2222

Send an Email to: support@abi.jitbit.com and Create a Customer Support Ticket



Phone: 305-851-2909 or 1-800-286-8983
www.AtlanticBuildingInspections.com
PO BOX 772276, Miami, FL 33177

HOW TO READ THE REPORT

🔧 I would like to explain what a Basic Home Inspection is, and what you should do after you receive your inspection report. **Short version:** this "Basic Home Inspection" inspection is to provide you with a better understanding of the property's condition as observed at the time of the inspection, it's like a snap shot of time (2-3 hours) when we are inspecting the property. A basic home inspection will include an inspection of Structural Components, Exterior, Roofing, Plumbing, Electrical System, Central Air Conditioning, Interior, Insulation, Ventilation and built-in appliances. This is a limited visual inspection of areas that are readily accessible. Areas that are not visible or inaccessible are not part of this inspection. All of our inspectors are generalists, licensed in the State of Florida as "Home Inspectors" which means we are not licensed air conditioning contractors, plumbers, electricians, roofers etc. Our purpose is to determine whether or not a system or component (electrical, plumbing, structure, etc) is functioning for which it is intended. All of the deficiencies noted in this report should be addressed by a licensed professional, (air conditioning contractor, plumber, electrician, roofer, etc.) prior to closing. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed contractor, or any specialist for that field or trade. They determine what steps are necessary to correct any deficiencies.

TERMS USED IN THIS REPORT

You may see the following terms throughout the report. Below is the meaning of each term, which should be applied to the observation, which follows the term in the body of the report.

🔧 **Significant Repair:** a system or component, which is considered significantly deficient. These items are of substantial importance and will require a considerable investment for correction, repairs or replacement. This type of observation should always be further investigated by a licensed contractor/engineer (proper professional), before the end of your inspection period, to offer remedies and exact repair/replacement estimates. You may have to request an extension to your inspection period to perform the recommended further investigations.

🔧 **Safety Repair, Concern, Improvement, Issue:** denotes a condition that is unsafe and in need of immediate attention, repair or replacement. In most cases, an estimated/approximate cost summary will follow this type of observation. These items usually require immediate attention. This type of observation should always be further investigated by a licensed contractor/engineer (proper professional), before the end of your inspection period, to offer remedies and exact repair/replacement estimates. You may have to request an extension to your inspection period to perform the recommended further investigations.

🔧 **Repair/Replace:** denotes a system or component which is not functioning as intended and is in need of repair or replacement. This type of observation should always be further investigated by a licensed contractor/engineer (proper professional), before the end of your inspection period, to offer remedies and exact repair/replacement estimates. You may have to request an extension to your inspection period to perform the recommended further investigations.

🔧 **Investigate Further:** further, more exploratory, investigations are **REQUIRED** to determine the exact source and or extent of a malfunction, deficiency or possible repair, which may be needed. This term may be used in conjunction with other terms and this term supersedes the adjoining term. This is a **VISUAL INSPECTION ONLY** and in some cases the source of the condition or deficiency cannot be determined without further, more exploratory or destructive examination. This type of observation should be further investigated by a licensed contractor/engineer (proper professional), before the end of your inspection period, to offer remedies and exact repair/replacement estimates. You may have to request an extension to your inspection period to perform the recommended further investigations.

🔧 **Pest Treatment Recommended:** pest activity and or damage were observed and treatment is recommended. **TERMITE INSPECTIONS ARE NOT PART OF TODAY'S INSPECTION.** Probing wood members to determine structural integrity is outside the scope of this visual only inspection. This is a visual inspection only. ****Refer to an independent termite inspection report based on the inspection, which may have been performed today by a third party. If you did not hire an independent termite inspector, it is recommended that you have a licensed pest control company inspect the property before the end of your inspection period.***

🔧 **Improve:** this type of observation is a recommendation of a system or component, which could use some immediate or future improvement. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

🔧 **Monitor:** denotes a system or component, which requires careful and constant monitoring in order to determine if immediate or near future repairs are necessary. A system or component may be deficient or exhibiting signs of deficiency; however, not in need of immediate repair. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

🔧 **Mold Testing Recommended:** states that MOLD sampling (air, tape lift or bulk) should be taken and sent to an independent laboratory for microscopic analysis (additional fees apply). Mold cannot be detected by the human eye and does require microscopic analysis. Additionally, remediation costs are NEVER included in this report and should be obtained from a State Licensed Mold Remediator after reviewing laboratory results. THE COST SUMMARY INCLUDED FOR THIS TERM WILL BE FOR SAMPLING ONLY.

🔧 **Budget Item:** refers to a "deferred" cost or indicates that a budget should be set aside for a near future repair/replacement situation. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

🔧 **Notice:** warning, something that requires your awareness. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

Section Continued:

☛ **Preventative Maintenance:** denotes that a system or component may benefit from preventative maintenance now or in the near future in order to prevent costly repairs and or damage from occurring. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

STANDARDS OF PRACTICE:

All components designated for inspection in the NAHI “Standards of Practice” are inspected, except as noted in the “Limitations of Inspection” section at the end of this report, below each section in the “limitation” section and or in the observation section throughout the body of this report.
Click to Go to the National Standards of Practice:
<https://www.nachi.org/documents2012/InterNACHI%20SOP%20and%20COE-Dec%202015.pdf>

INSPECTION GOAL:

It is the goal of the inspection to put a property buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. The cost figures that are included in the report are IN order of magnitude approximate estimates only. They pertain to some of the observations made in this report. This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance. It is recommended that a budget as a percentage of the value of the building be set aside annually to cover unexpected repairs and annual maintenance. Permit fees are not included in the cost summaries.

COSTS IN THE REPORT:

The approximate costs are not intended to represent or influence, in any way, the value of a property. It is further recommended that qualified, reputable contractors/engineers be consulted, before the end of the inspection period, for specific quotations. You may find that contractor/engineers estimates vary dramatically from these figures, and from each other. Contractors/engineers may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously. Should you have any questions regarding contractor opinions or quotations, please contact our office. Any work performed by the building owner will dramatically reduce costs.

FOCUS:

THIS REPORT DOES NOT CONCENTRATE ON “IMPROVEMENT” ITEMS; RATHER IT CONCENTRATES ON “SIGNIFICANT REPAIR, REPAIR AND SAFETY ISSUE” ITEMS. THIS MEANS THAT SMALLER, NON-SIGNIFICANT, OBSERVATIONS MAY NOT BE INCLUDED IN THIS REPORT. IT IS IMPORTANT THAT YOU AS A BUYER UNDERSTAND THAT THESE TRIVIAL ITEMS ARE, LIKELY, NOT INCLUDED AND YOU, THE BUYER, SHOULD GO AROUND THE PROPERTY AND IDENTIFY SMALLER, LESS SIGNIFICANT ITEMS, WHICH MAY NEED IMPROVEMENT.

Quality Control:

Atlantic Building Inspections has a quality control procedure and reports are reviewed for accuracy and consistency. Reports are submitted to the client before quality control review. Reports are quality control reviewed within 24 hours. Changes or amendments are sometimes recommended or required. Atlantic Building Inspections reserves the right to amend the reports up to 48 hours after initial delivery. Be aware that an amended report needs your full review again.

Technical Information:

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, Atlantic Building Inspections will not be held liable for your understanding or misunderstanding of this report’s contents.

MOLD:

The presence of certain mold and mold spores can cause mild to severe health effects in humans and can deteriorate the building materials in the dwelling resulting in damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual’s reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others, it may take a longer exposure. Exclusive of any observations in this report, if water intrusion has occurred, or is currently occurring but not visible, it is conducive to mold growth. Mold can be present in areas not readily visible in the building and air sampling with laboratory analysis is one method that can be used to detect it. It is always recommended that indoor and outdoor air sampling of the property be conducted.

Visual Inspection Only:

Representative samples of building components are viewed in areas that are visible and accessible at the time of the inspection. We perform no destructive testing, dismantling and or probing of wood members, walls, floors or any building systems and or components. Areas, systems and or components, which are hidden from sight, not readily accessible, blocked and or inaccessible in any way, will not be inspected and are outside the scope of this inspection. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

TERMITE (Pest, WDO-Wood Destroying Organisms):

Refer to an independent termite (WDO) inspection report based on the inspection, which may have been performed by a Pest Control Company, which may have been independently hired by the buyer. If one has not already been hired, consult a licensed pest control company, before the end of your inspection period, **TO PERFORM A TERMITE (WDO) INSPECTION AS A TERMITE (WDO) INSPECTION IS NOT INCLUDED IN THIS, OUR STANDARD PROPERTY INSPECTION.**

Section Continued:

Seller’s Inspection (PRE-Listing Inspection): Seller (PRE-Listing) Inspections are performed for the “seller” and its purpose is to identify “significant” system and or component defects or deficiencies at the time of the inspection. The report is prepared in order to make the “seller” aware of these deficiencies at the “pre-listing” stage of THE sales process. This inspection is not a full “home inspection” and will not include any “less significant” system and or component inspections of any kind. General roof, general structure, general electric and general plumbing are the systems inspected during this type of inspection.

***DRY STAINS-**Locating water sources could be complicated. Water sources could vary depending on the location of the stain(s). Determining the exact source of water infiltration is beyond the scope of this inspection and usually requires further, more exploratory, investigations (destructive investigation). Typical water infiltration sources are, but are not limited to: roof, plumbing fixtures (toilets, showers, sinks, etc) or plumbing pipes (in walls or ceiling), A/C ductwork, water heater, air handler, windows/doors, etc. Additionally, stains that test dry in a vacant property may be dry because the systems and components of the property are not currently in use or have not been in use for an undisclosed amount of time. These stains may become active when the property commences “normal” occupancy. Keep in mind that in the aftermath of any water event, mold testing is prudent. Mold detection is outside the scope of this inspection.

***WET STAINS-**Locating water sources could be complicated. Water sources could vary depending on the location of the stain(s). Determining the exact source of water infiltration is beyond the scope of this inspection and usually requires further, more exploratory, investigations (destructive investigation). Typical water infiltration sources are, but are not limited to: roof, plumbing fixtures (toilets, showers, sinks, etc) or plumbing pipes (in walls or ceiling), A/C ductwork, water heater, air handler, windows/doors, etc. Keep in mind that in the aftermath of any water event, mold testing is prudent. Mold detection is outside the scope of this inspection.

Section Continued:

REPORT CONVENTIONS

- The inspection began at 9-10AM and was completed at 10-11AM
- The property was occupied at the time of the inspection.
- The purchaser was present for the inspection.
- The buyer’s agent walked the property after the inspection and confirmed that all electrical components, appliances, and plumbing fixtures were turned “off” and that property was left in the same condition in which it was found.

VACANT PROPERTY NOTICE: IN MOST CASES, WHEN A PROPERTY IS VACANT, SYSTEMS AND COMPONENTS ARE NOT OPERATING“NORMALLY” AND ON A DAILY BASIS AS THEY WOULD WHEN THE PROPERTY IS OCCUPIED. THE LACK OF DAILY USE MAY PRODUCE FALSE RESULTS TO THE INSPECTOR. FOR INSTANCE, A LEAKING SHOWER PAN MAY NOT PRODUCE WET STAINS BECAUSE THE SHOWER HAS NOT BEEN IN USE. TYPICALLY, THE INSPECTOR WILL NOT KNOW THE LENGTH OF VACANCY AND WILL NOT BE ABLE TO DETERMINE IF SYSTEMS AND COMPONENTS HAVE BEEN IN “DAILY USE”. THIS IS ONE OF MANY EXAMPLES OF CONDITIONS, WHICH MAY EXIST AND WILL NOT BE DETECTED BY THIS VISUAL INSPECTION. **BUYER BEWARE WITH VACANT PROPERTIES AND UNDERSTAND THAT CERTAIN CONDITIONS MAY ONLY BE PRESENT ONCE THE PROPERTY RESUMES “NORMAL USE”.** **ASK THE SELLER/CURRENT OWNER TO DISCLOSE THE LENGTH OF THE PROPERTIES VACANCY AND BE AWARE THAT CONDITIONS MAY CHANGE ONCE THE PROPERTY RESUMES “NORMAL” USE.**

WEATHER CONDITIONS

Heavy rainy weather conditions prevailed at the time of the inspection.
Wet weather was reported in the area in the days leading to the inspection.
80-90 degrees and raining heavy at the time of the inspection.

WEATHER PHOTOS



REPORT SUMMARY

This report summary illustrates the more significant points, safety concerns and special limitations of this report. This summary is not “all inclusive” and should not take the place of the rest of this comprehensive report. There could be many observations, repairs, safety concerns and other information within the body of this report, which does not appear in this summary. Reading the entire report is required.

➡ REFER TO PAGE 2 & 3 OF THIS REPORT TO LEARN HOW TO READ THIS REPORT

**All costs in this report are approximations ONLY. Costs can vary considerably depending on conclusions of further, more exploratory, investigations, materials used, approach and various other factors. To obtain true and accurate cost summaries, consulting licensed contractors, before the end of your inspection period, is absolutely necessary. You may have to request an extension to your inspection period to perform the recommended further investigations.*

ELECTRICAL / PAGE: 8

PLEASE GO TO THIS SECTION, IN THE BODY OF THE REPORT, TO REVIEW ALL OBSERVATIONS AND COST SUMMARIES NOTED. PAGE: 8

2.Safety Repair/Replace: The outlet has overheated or is overheating. Further investigation and replacement is strongly recommended, as there may be an extra risk of fire. **LOCATION(S): Master Bedroom** ⁸

INTERIOR / PAGE: 12

PLEASE GO TO THIS SECTION, IN THE BODY OF THE REPORT, TO REVIEW ALL OBSERVATIONS AND COST SUMMARIES NOTED. PAGE: 12

2.Investigate Further, Repair: Water stains were observed. The stains tested **wet** with a moisture meter today. **LOCATION(S): Kitchen Wall** ¹²

PERMIT HISTORY



To follow is a list of permits as listed on **BUILD FAX** . This may or may not be a complete list of permits for the property. The status of one or more of these permits may be “open”. It is beyond the scope of this inspection to determine the status of the listed or unlisted permits. Please visit the local municipality to obtain a complete list and the actual status of the permits on file. Additionally, please note that anything in bold and yellow may be a “fire” related permit. Permits highlighted in **GREEN** may be OPEN or EXPIRED and need further attention.

2006			
Permit #: 2006110544			
Permit Type:	BUILDING		Applied date: Jul 10, 2006 Issued date: Jul 21, 2006 Status date: Jul 21, 2006
Description:	METAL, WOOD SHINGLES &		
Proposed use:	RETAIL SALES		
Total sq ft:	83000		
Job Cost:	\$ 0.00		

Contractors
AEICOR METAL PRODUCTS INC

Inspections			
Date	Type	Result	Description
Jun 06, 2008	FINAL	INSPECTED FR Q	

ELECTRICAL

DESCRIPTION OF ELECTRICAL

• Service Drop:		•Not Determined (Building)		• Approximate Last Year Updated:		•10-15 Years ± Ago			
• Service Grounding:		•Ground Connection Not Visible or Verified		• Panel(s) Name Brand(s):		•Siemens Panel			
• Ground Fault Circuit Interrupters:		•Bathroom(s) •Kitchen		• Service Entrance Conductors:		•Copper			
• Smoke Detectors:		•Present-Not Inspected		• Size of Electrical Service:		•120/240 Volt Main Service – Undetermined AMPS			
• Switches & Receptacles:		•Grounded		• <u>Visible</u> Distribution Wiring:		•Copper Wiring			
• Approximate Age of Panel:		•10-15 Years ± Old		• <u>Visible</u> Wiring Method:		•Non-Metallic Cable "Romex" Method			
• Main Panel #1:		• Located: Not Located (Part of the Building)		• Cover Removed: No (Part of the Building)		• Type: Not Accessible		• Rating: Unknown Amps	
• Sub-Panel(s) #1:		• Located: Hallway		• Cover Removed: Yes		• Type: Breakers		• Rating: 200 Amps	

ELECTRICAL OBSERVATIONS:

PROPERTY BUILT: 2006/11-YEARS

A. SUB PANEL #1

1. **Positive Attributes:** The electrical panel is arranged well, and all breakers are properly sized.

B. SWITCHES

Notice: A representative sample of light switches was tested for functionality. We found that no visible fixture responded to a switch in the "on" or "off" position at a few locations. We suggest that the buyer ask the seller to demonstrate the function of each switch to assure that there are no faulty switches, fixtures or circuits.

1. **Positive Attributes:** The electrical switches, which were accessible and tested, operated as intended.

C. VISIBLE OUTLETS

1. **Positive Attributes:** The electrical outlets, which were accessible and tested, operated as intended.
2. **Safety Repair/Replace:** The outlet has overheated or is overheating. Further investigation and replacement is strongly recommended, as there may be an extra risk of fire. **LOCATION(S): Master Bedroom**

D. VISIBLE DISTRIBUTION WIRING(S)

1. **Positive Attributes:** The visible and accessible distribution wiring appears to be in good order.

E. VISIBLE LIGHT FIXTURES

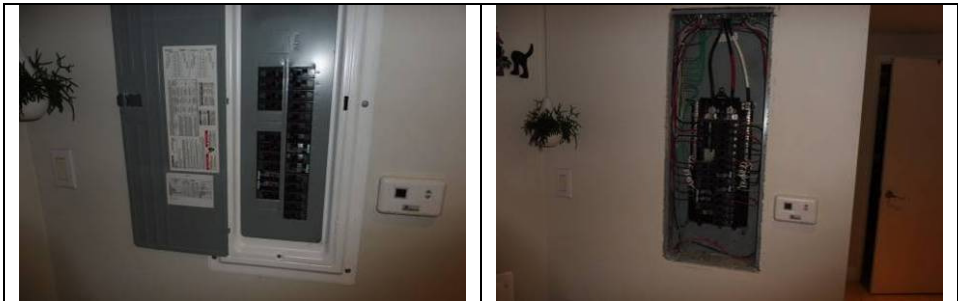
Notice: Light fixtures are not dismantled, removed and or disassembled for inspection. Light fixtures are tested for functionality utilizing "normal" controls and switches. Smart panels and or other remote devices are not tested. Wiring in the walls, drop ceilings and or hidden from sight are outside the scope of this visual inspection ONLY.

1. **Investigate Further:** Multiple light fixtures throughout the property are inoperative. If the bulb(s) are not blown or missing, the circuit(s) should be repaired. Have the seller replace the bulbs and test all light fixtures during a final walkthrough for operability.

F. SMOKE DETECTORS

1. **Limitation, Notice:** One or more smoke detectors were present today; however, smoke detectors are not tested as part of this visual inspection. It would be wise to have the seller demonstrate proper function of all detectors. Installing smoke and carbon detectors, in all appropriate locations, is strongly recommended.

PHOTOS



Limitations (additional limitations are located at the end of this report):

Link to the International Standards of Practice and The International Code of Ethics for Home Inspectors:
<https://www.nachi.org/documents2012/InterNACHI%20SOP%20and%20COE-Dec%202015.pdf>

ELECTRICAL INSPECTIONS: All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action. Average Cost, Per Outlet/Switch, for Repair (Labor \$75± (1/2 hour). Always ask the current owner to explain any and all observations above, to provide a historical data and paperwork for any previous work, which may have been performed. When dealing with electrical deficiencies ALWAYS have licensed electrician check all outlets, switches and or other components when at the property to perform repairs or provide further, more exploratory, investigations. 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, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used, before the end of your inspection period, in your further inspection or repair issues as it relates to the comments in this inspection report.

AIR CONDITIONING

DESCRIPTION OF AIR CONDITIONING

• Energy Source(s)	•Electric	• Age(s)	•2017 ±
• System Type(s)	•Central Heat Pump(s) Type	• Tons	•2.5
• Distribution Method(s)	•Rigid Ductwork (Not Fully Visible)	• Location/Zone #1	•Single Zone

AIR CONDITIONING OBSERVATIONS:

PROPERTY BUILT: 2006/11-YEARS

A. AIR CONDITIONER #1

1. **Positive Attributes:** The air conditioning system operated with normal controls today and is functioning as intended (cooling cycle).
2. **Improve:** The coils are somewhat dirty and should be cleaned for the season. The system requires periodic servicing and maintenance.



B. THERMOSTAT

1. **Positive Attributes:** The thermostat(s) operated properly today.

C. VISIBLE DUCTWORK

1. **Positive Attributes:** The visible ductwork, in the accessible areas of the property appear to be in, generally, satisfactory/good condition.

PHOTOS



AIR CONDITIONER SECTION / GENERAL COST SUMMARY GUIDE

Air Conditioner	\$300-\$350 for cleaning and service
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For Estimates / Air Conditioning (it is always wise to obtain 3 or more estimates):

- A-Max Air Conditioning, Inc / Dustin Petty: (305) 255-6671
- Air Mechanical / Julio: 305-216-9309
- Reliable Air Conditioning: 305-325-9283

*ALL COST RANGES IN THIS REPORT ARE APPROXIMATIONS ONLY. DO NOT USE THE COSTS IN THIS REPORT FOR NEGOTIATING PURPOSES. COSTS CAN VARY CONSIDERABLY DEPENDING ON CONCLUSIONS OF RECOMMENDED FURTHER, MORE EXPLORATORY, INVESTIGATIONS, APPROACH TAKEN AND MANY OTHER FACTORS. TO OBTAIN TRUE AND ACCURATE COST SUMMARIES, CONSULTING LICENSED CONTRACTORS/ENGINEERS, BEFORE THE END OF YOUR INSPECTION PERIOD, IS ABSOLUTELY NECESSARY. YOU MAY HAVE TO REQUEST AN EXTENSION TO YOUR INSPECTION PERIOD TO PERFORM THE RECOMMENDED FURTHER INVESTIGATIONS AND OBTAIN EXACT ESTIMATES. THE VENDORS PROVIDED IN THIS REPORT ARE PROVIDED AS A COURTESY. WE STRONGLY RECOMMEND THAT YOU OBTAIN THREE (3) ESTIMATES FOR EACH REPAIR. THE STATE OF FLORIDA REAL ESTATE CONTRACT STATES THAT ALL NEGOTIATIONS MUST BE DONE IN THE LETTER HEAD OF LICENSED CONTRACTORS IN THEIR RESPECTIVE FIELDS. CONTACT VENDORS, IN THIS REPORT, AT YOUR OWN RISK AND AFTER YOU HAVE PROPERLY VETTED EACH ONE.

Limitations (additional limitations are located at the end of this report):

Link to the International Standards of Practice and The International Code of Ethics for Home Inspectors:

<https://www.nachi.org/documents2012/InterNACHI%20SOP%20and%20COE-Dec%202015.pdf>

Limitation: The ductwork was not fully visible today.

Insurance Observations (this/these may affect your homeowners insurance):

The section below pertains to homeowners insurance ONLY and is not designed to aid in making a “buying” decision.

- Is/Are the system(s) operating with normal controls: Yes
- Insurance Comments/Deficiencies: N/A

AIR CONDITIONING INSPECTIONS: The property may be vacant and there is no telling how long the property has been vacant. Any dry stains may become active once the property resumes normal use. All water stains noted above, require further, more exploratory, investigations, by licensed contractors, to determine the source of the water, obtain corrective instructions and exact repair estimates. The source of water is NEVER discovered during the course of this “visual only” inspection. The home 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 and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used, before the end of your inspection period, in your further inspection or repair issues as it relates to the comments in this inspection report.

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PLUMBING

DESCRIPTION OF PLUMBING

• Main Water Valve Location:		•Air Conditioner Closet-Not Fully Visible		• Gas:		•None			
• Service Pipe to Property:		•Copper-Not Fully Visible		• Water Supply Source:		•Public Water Supply			
• <u>Visible</u> Interior Supply Piping:		•Copper Pipes		• Waste System:		•Undetermined-Ask the Seller or Building (Septic Systems are Not Inspected)			
• <u>Visible</u> Drain, Waste, & Vent Piping:		•Metal Pipes		• Wet Bar:		•None			
• Water Heater:		•Location: Interior Air Handler Closet		•Energy Source: Electric		•Gallons: 36		•Age: 2014 ±	
• Approximate Age of System:				•10-15 Years ±					
• Approximate Year Updated:				•0-5 Years ±					

PLUMBING OBSERVATIONS:

PROPERTY BUILT: 2006/11-YEARS

A. VISIBLE SUPPLY PIPES

1. **Positive Attributes:** Water from both the hot and cold lines was obtained at all of the plumbing fixtures today. The water pressure supplied to the fixtures is acceptable. Only a slight drop in flow was experienced when multiple fixtures were operated simultaneously.

B. VISIBLE WASTE PIPING


1. **Positive Attributes:** All of the plumbing fixtures drained as intended today.

C. WATER HEATER(S)


⚡When considering an instant water heater, start with hiring an electrician to make sure the unit can be installed.

1. **Positive Attribute:** The water heater is relatively newer and should have remaining useful and serviceable life. Ask the seller to provide any applicable warranties for the unit. Hot water was obtained at all of the fixtures throughout the property today.


WATER PRESSURE | HOT WATER:



Notice: Water pressure running one fixture



Notice: Water pressure running multiple fixtures simultaneously



Positive Attribute: Hot water was obtained at **all** of the fixtures today.

BATHROOMS

BATHROOMS INSPECTED:



MASTER #1



HALLWAY #2

D. GENERAL BATHROOM(S)

Bath #'s: 1, 2

Positive Attributes: The bathroom is in, generally, good/satisfactory condition.

E. TOILET(S)

Bath #'s: 1

Improve: The toilet is loose. Consider changing the wax seal during tightening.

Bath #'s: 2

Positive Attributes: The toilet(s) operated as intended.

F. SINKS(S)

Bath #'s: 1, 2

Positive Attributes: The sink(s) operated as intended.

Section Continued:

G. TUB(S)

Bath #'s: 1

Bath #'s:

Repair/Replace: The showerhead leaks during use.

Positive Attributes: The whirlpool(s) was/were filled, tested and drained during the course of the inspection. The whirlpool(s) functioned as intended with normal controls.

PLUMBING SECTION / GENERAL COST SUMMARY GUIDE

Bathrooms	\$125-\$175± Per Hour for Bathroom Repairs (Plus Fixtures)
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For Estimates / Plumbers (it is always wise to obtain 3 or more estimates):

- Juan Vazquez: Pinecrest Group Plumbing / (786) 367-9200
- APA Plumbing: (305) 992-4614 Luis / 305-992-4615 Lazaro Jr.
- Main Plumbing Services: 786-269-3783

*ALL COST RANGES IN THIS REPORT ARE APPROXIMATIONS ONLY. DO NOT USE THE COSTS IN THIS REPORT FOR NEGOTIATING PURPOSES. COSTS CAN VARY CONSIDERABLY DEPENDING ON CONCLUSIONS OF RECOMMENDED FURTHER, MORE EXPLORATORY, INVESTIGATIONS, APPROACH TAKEN AND MANY OTHER FACTORS. TO OBTAIN TRUE AND ACCURATE COST SUMMARIES, CONSULTING LICENSED CONTRACTORS/ENGINEERS, BEFORE THE END OF YOUR INSPECTION PERIOD, IS ABSOLUTELY NECESSARY. YOU MAY HAVE TO REQUEST AN EXTENSION TO YOUR INSPECTION PERIOD TO PERFORM THE RECOMMENDED FURTHER INVESTIGATIONS AND OBTAIN EXACT ESTIMATES. THE VENDORS PROVIDED IN THIS REPORT ARE PROVIDED AS A COURTESY. WE STRONGLY RECOMMEND THAT YOU OBTAIN THREE (3) ESTIMATES FOR EACH REPAIR. THE STATE OF FLORIDA REAL ESTATE CONTRACT STATES THAT ALL NEGOTIATIONS MUST BE DONE IN THE LETTER HEAD OF LICENSED CONTRACTORS IN THEIR RESPECTIVE FIELDS. CONTACT VENDORS, IN THIS REPORT, AT YOUR OWN RISK AND AFTER YOU HAVE PROPERLY VETTED EACH ONE.

Limitations (additional limitations are located at the end of this report):

Link to the International Standards of Practice and The International Code of Ethics for Home Inspectors:
<https://www.nachi.org/documents2012/InterNACHI%20SOP%20and%20COE-Dec%202015.pdf>

Insurance Observations (this/these may affect your homeowners insurance):

The section below pertains to homeowners insurance ONLY and is not designed to aid in making a “buying” decision.

- Is the Plumbing System in, Generally, Good Working Order: Yes
- Insurance Comments/Deficiencies: N/A

PLUMBING INSPECTIONS: If any evidence of previous plumbing repairs or work is noted above, be sure to ask the current owner for warranties, permits, paperwork and or any historical data regarding the work performed. Always ask the current owner for historical data regarding every observation noted above. Shut off valves are NOT TURNED as part of this inspection. Beware of hidden damage and possible mold/mildew, which may be discovered behind cabinets, wall paper, mirrors, carpets, flooring and any other finishes during future removal/replacement. These are typically found when water staining/damage is observed. This inspection/report does not focus on cosmetic defects. The home 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, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site 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. The waste system is undetermined-Ask the Seller or Building (Septic Systems are Not Inspected). The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

INTERIOR

DESCRIPTION OF INTERIOR

• Wall & Ceiling Materials:	•Drywall	• Interior Doors:	•Wood
• Floor Surfaces:	•Laminate Wood •Tile	• Balcony:	•Concrete
• Entry/Exit Doors:	•Unglazed Metal (Cannot Identify Storm Protection) •Sliding Glass (MDCPA-Storm Protected)	• Windows:	•Single/Double Hung (Cannot Identify Storm Protection) •Sliders (Cannot Identify Storm Protection) •Fixed Pane (Cannot Identify Storm Protection)
• Stairways:	•Concrete w/ Laminate Wood •Wood Rails		

INTERIOR OBSERVATIONS:

PROPERTY BUILT: 2006/11-YEARS

A. WALLS-CEILINGS

- Positive Attributes:** The accessible/visible walls and ceilings appear to be in, generally satisfactory/good condition.
- Investigate Further, Repair:** Water stains were observed. The stains tested wet with a moisture meter today.
LOCATION(S): Kitchen Wall

B. FLOORS

- Positive Attributes:** The accessible/visible floors appear to be in, generally satisfactory/good condition.

C. DOORS

- Positive Attributes:** The accessible/visible doors appear to be in, generally satisfactory/good condition.

D. WINDOWS

- Positive Attributes:** The accessible/visible windows operated as intended today and are in, generally, satisfactory/good condition.

E. BALCONY(S)

- Positive Attributes:** The accessible/visible balcony appears to be in satisfactory/good condition.

F. STAIRWAY(S)

- Positive Attributes:** The accessible/visible staircase and railings are in, generally, satisfactory/good condition.

KITCHEN/APPLIANCES

G. GENERAL KITCHEN

- Positive Attributes:** The kitchen appears to be in, generally, good/satisfactory working order. All the appliances tested today operated with normal controls.

H. SINK

- Positive Attributes:** The sink operated as intended today.

I. DRYER(S)

Notice: We normally operate clothes washers and dryers without a load (i.e. we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does NOT replicate operating the unit fully loaded with a heavy wash load.

- Positive Attributes:** The dryer operated with normal controls today.

J. WASHER(S)

Notice: We normally operate clothes washers and dryers without a load (i.e. we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does NOT replicate operating the unit fully loaded with a heavy wash load.

- Positive Attributes:** The washer appeared to operate with normal controls today. *This is a front loading unit, which does not allow for testing of water temperature or intermittent inspections of the unit as it goes through all cycles to ensure proper functioning. The washer was started at the commencement of the property inspection and checked again at the conclusion. It appears that all cycles performed as intended; however, this could not be determined with a complete degree of certainty. We do recommend that the current owner demonstrate proper function of the unit before closing the sale of the property.*

APPLIANCE INSPECTION/PHOTOS

✓ = Operating with Normal Controls | ✗ = Not Functioning, Leaking or Damaged (repair/replacement needed) or Not Inspected

 ✓ Refrigerator ✓ Freezer	 ✓ Dishwasher	 ✓ Dishwasher
 ✓ Dishwasher	 ✓ Dishwasher	 ✓ Microwave
 ✓ Range	 ✓ Range – Warming Station	 ✓ Oven
 ✓ Broiler		

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Limitation: Ice makers are outside the scope of this inspection. Please have the seller demonstrate proper operation.

INTERIOR INSPECTIONS: Keep in mind that cosmetic deficiencies and or defects are not the focus of this inspection and will not be reported herein. Determining if asbestos is present in the ceilings, floors or any other material throughout the interior or exterior of the property is beyond the scope of this inspection. Ask the seller to disclose any water infiltration history as sources of water could vary. All water stains noted above, require further, more exploratory, investigations, before the end of your inspection period, by licensed contractors, to determine the source of the water, obtain corrective instructions and exact repair estimates. The source of water is NEVER discovered during the course of this "visual only" inspection. Beware of hidden damage and possible mold/mildew. These are typically found when water staining/damage is observed. Any cracks noted above require further, more exploratory, investigation by licensed contractors, before the end of your inspection period. Keep in mind, the property may be vacant and if so conditions may change once the property resumes "normal" use. The length of any vacancy is not determined today. The rate of any possible ongoing movement cannot be determined during the course of a one-time inspection. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.