



Client Name: Joe Smith  
Inspection Address: 2255 NE 23rd St, Fort Lauderdale, FL 33333  
Inspection Date: 10-11-2017

**PROPERTY-INFORMATION**

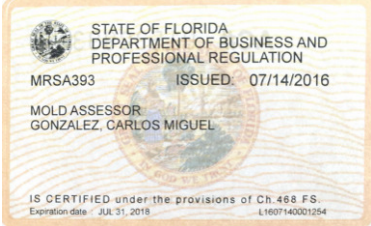
Year Built: 1967/50-Years  
Number of Stories: 2

Send an Email to: [support@abi.jitbit.com](mailto:support@abi.jitbit.com) and Create a Customer Support Ticket

**Inspector:** Eugene Bechamps, Jr.  
State Licensed Home Inspector: HI2909, State Licensed Building Inspector: BN4179



**Inspector:** Carlos M. Gonzalez, State Licensed Property Inspector-License #: HI218,  
State Licensed Mold Assessor-License #: MRSA393, Certified Real Estate Inspector (NAHI): #2007124, ICC#5296773, and InterNACHI #08090403



Phone: 305-851-2909 or 1-800-286-8983  
[www.AtlanticBuildingInspections.com](http://www.AtlanticBuildingInspections.com)  
PO BOX 772276, Miami, FI 33177

# HOW TO READ THE REPORT

☛ I would like to explain what a Basic Property Inspection is, and what you should do after you receive your inspection report. **Short version:** this "Basic Property 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 property 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 "Property 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 “property 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.

REPORT CONVENTIONS

- The inspection began at 10:00 AM and was completed at 3:30 PM
- The property was tenant occupied at the time of the inspection.
- The purchaser was present for the inspection.
- The building’s representative and tenants 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.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.  
Dry weather was reported in the area in the days leading to the inspection.  
90± degrees and sunny at the time of the inspection.

WEATHER PHOTOS



# PERMIT HISTORY



To follow is a list of permits as listed on [BUILD FAX PROPERTY HISTORY](#). 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.

2015

Permit #: 15051411

	Applied date:	May 15, 2015
Permit Type: <b>LAWN SPRINKLER SYSTEM</b>	Issued date:	May 26, 2015
Description: <b>REPLAING IRRIGATION SYSTEM</b>	Status date:	May 26, 2015
Permit status: <b>CLOSED</b>	C.O. issued date:	May 29, 2015
Job Cost: \$ 3,300.00		

Contractors  
SPRINKLER SPECIALIST, PEMBROKE PINES, FL  
Permit #: 15030089

Permit Type: <b>BSEALCOAT SEALCOAT AND RESTIPE THE PARKING LOT TOTAL 5000 SQ</b>	Applied date:	Mar 02, 2015
Description: <b>LOT TOTAL 5000 SQ</b>	Issued date:	May 07, 2015
Permit status: <b>CLOSED</b>	Status date:	May 07, 2015
Job Cost: \$ 4,825.00		

Contractors  
ARROW ASPHALT & ENG INC, OPA LOCKA, FL

Permit #: 15050501

	Applied date:	May 06, 2015
Permit Type: LCODE	Issued date:	May 07, 2015
Description: <b>RETRO LANDSCAPING</b>	Status date:	May 07, 2015
Permit status: <b>CLOSED</b>		
Job Cost: \$ 0.00		

## 2012 ROOF

Permit #: 12080086

	Applied date:	Aug 01, 2012
Permit Type: <b>SHINGLE-METAL REROOF</b>	Issued date:	Aug 08, 2012
Description: <b>REROOF 6600 SF TILE</b>	Status date:	Aug 08, 2012
Permit status: <b>CLOSED</b>		
Job Cost: \$ 21,800.00		

Contractors  
COLONIAL BUSINESS SERVICES INC, SUNRISE, FL  
DICKINSON,FRANK D

## 2008 (not sure if this permit was ever pulled and passed-inquire from the municipality)

Permit #: 08051662

Permit Type: <b>BRECERT</b>	Applied date:	Jun 03, 2008
Description: 494213060370		
Permit status: <b>CLOSED</b>	Status date:	Jun 03, 2008
Job Cost: \$ 0.00		



Section Continued:

Permit #: 08031969			
Permit Type:	FIRE ALARM SYSTEM INSTALL FIRE ALARM SYSTEM 1 PANEL W/26 DEVICES		Applied date: Mar 27, 2008
Description:	W/26 DEVICES		Issued date: Apr 23, 2008
Permit status:	CLOSED		Status date: Apr 23, 2008
Job Cost:	\$ 9,000.00		C.O. issued date: Jul 15, 2008

Contractors  
RELIABLE ALARM TECH & EQUIP, FORT LAUDERDALE, FL

Inspections			
Date	Type	Result	Description
Jun 23, 2008	EROUGH	FAILED	ROUGH
Jul 10, 2008	EROUGHWALL	PASSED	WALL ROUGH
Jul 14, 2008	EFINAL	FAILED	ELECTRICAL FINAL
Jul 14, 2008	FFINAL	PASSED	FIRE FINAL
Jul 15, 2008	EFINAL	PASSED	ELECTRICAL FINAL

Permit #: 07120959			
Permit Type:	SMOKE DETECTOR INSTALLATION ATF - 12 SMOKE DETECTORS / 1 PER UNIT INSTALLED		Applied date: Dec 14, 2007
Description:	INSTALLED		Issued date: Jan 16, 2008
Permit status:	CLOSED		Status date: Jan 16, 2008
Job Cost:	\$ 1,774.00		

Contractors  
LAPALME ELECTRIC, HOLLYWOOD, FL

Contractor Details

Contractor: COLONIAL BUSINESS SERVICES INC	
Address:	10163 NW 46 ST
City:	SUNRISE
State:	FL
Zipcode:	33351
Maximum date:	Oct 08, 2014
Minimum date:	Nov 22, 1996
Permit count:	141

Contractor: RELIABLE ALARM TECH & EQUIP	
Address:	4838 NE 12 AVE
City:	FORT LAUDERDALE
State:	FL
Zipcode:	33334
Maximum date:	May 02, 2017
Minimum date:	Apr 14, 1999
Permit count:	107

Contractor: ARROW ASPHALT & ENG INC	
Address:	3051 NW 129 ST
City:	OPA LOCKA
State:	FL
Zipcode:	33054
Maximum date:	Mar 08, 2017
Minimum date:	Jul 21, 1997
Permit count:	49

Contractor: DICKINSON,FRANK D	
Maximum date:	Dec 31, 2013
Minimum date:	Jan 09, 2009
Permit count:	29

Contractor: LAPALME ELECTRIC	
Address:	507 S 61 AVE
City:	HOLLYWOOD
State:	FL
Zipcode:	33023
Maximum date:	Jul 24, 2014
Minimum date:	May 25, 1999
Permit count:	21

Section Continued:

Contractor: SPRINKLER SPECIALIST	
Address:	8362 PINES BLVD
City:	PEMBROKE PINES
State:	FL
Zipcode:	33024
Maximum date:	Feb 27, 2017
Minimum date:	Dec 20, 2010
Permit count:	5

The source for the data found in this report is the following Permitting Authority:

City of Fort Lauderdale, Sustainable Development  
700 NW 19th Ave  
Fort Lauderdale, FL 33311  
(954) 828-6520  
Website: <http://www.fortlauderdale.gov/>

THIS CONTRACT LIMITS OUR LIABILITY ... PLEASE READ CAREFULLY.

LIMITATION ON LIABILITY

I ("Client") hereby request a limited visual inspection of the structure at the above address to be conducted by **Atlantic Building Inspections ("Inspector")** for my sole use and benefit.

SCOPE OF THE INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the property to identify any system or component listed in the report, which may be in need of immediate repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is ☒ available upon request ☐ is included with this report. **The scope of the inspection is limited to the items listed within the body of the report document.**

OUTSIDE THE SCOPE OF THE INSPECTION

Any area, which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions, which are concealed from view at the time of the inspection.

This is not a building warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following **ARE OUTSIDE THE SCOPE OF THIS INSPECTION.**

Building code or zoning ordinance violations.

Geological stability or soils condition.

Structural stability or engineering analysis.

Chinese Drywall

Termites, pests or other wood destroying organisms,

Mold, Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation, or any environmental hazards.

Building value appraisal or cost estimates.

Condition of detached buildings.

Pools or spas bodies and underground piping.

Sauna, steam baths, or fixtures and equipment.

Radio controlled devices, automatic motorized gates, elevators, lifts, dumbwaiters, dock power, or accessories such as boat davits, and thermostatic or time clock controls.

Water softener/purifier systems or solar heating systems.

Furnace heat exchangers, freestanding appliances, security alarms, or personal property.

Adequacy of efficiency of any system or component. Prediction of life expectancy of any item.

(Some of the above items may be included in this inspection for additional fees – check with your inspector)

Screening, hurricane shutters, awnings, or similar seasonal

accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, and docks.

Any cosmetic defect that is a result of normal wear and tear or misuse by the current owner or tenant. Examples of this would be kitchen counter cracks, non-structural wall, floor, or ceiling cracks, finish tile cracks or chips, appliance cracks or chips, etc. (Some of these items may be included in this inspection for additional fees-check with your inspector)

**GOVERNING LAW; VENUE:** This Contract will be governed by the laws of the State of Florida. All suits or actions arising out of this Contract shall be brought in Miami-Dade County, Florida.

**ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this Contract, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator, and other related costs.

**USE BY OTHERS:** Client promises Inspector that Client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current Seller(s) of the Subject Property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only.

**SEVERABILITY:** Client and Inspector agree that should a court of competent jurisdiction determine and declare that any portion of this Contract is void, voidable, or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery.

Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors will make no alterations, modifications, or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client under- stands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

**INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS, AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.**

Client understands that if client wants an inspection **WITHOUT A LIMIT ON LIABILITY TO A REFUND OF THE FEE PAID** for the inspection, Client may pay an additional fee to receive a report without the limitation.

SUBCONTRACTORS AND INDEPENDENT CONTRACTORS

Client acknowledges and agrees that in connection with this inspection, Inspector is retaining the services of the following subcontractor/independent contractor(s)

**("Subcontractor"): N/A**

Client understands that such Subcontractor is independent of and unrelated to Inspector, and agrees to hold harmless and indemnify Inspector, its principals, officers, directors, agents and employees from and against any and all claims, losses, expenses, liabilities, suits, damages and injury arising out of or relating to Subcontractor's performance of services, or any act or omission on the part of Subcontractor, its employees, agents or subcontractors.

PERMITS

☒ **I do NOT agree** ☐ **I do agree** to pay an additional fee of **\$500.00** for Inspector to research and provide all building permits that appear on the municipal records for the above property.

I warrant that I have read this Contract carefully; that I understand and agree to all of the Terms and conditions of this Contract; and that I agree to pay the inspection fee. I also acknowledge that I have read and agree to the Scope of Inspection section and understand that I am bound by all the terms of this Contract.

**I AGREE TO THE TERMS HEREIN and I do AGREE** to pay an additional fee of \$ **\$3,500** to remove the limitation of liability to a refund of the fee paid.

I acknowledge that this inspection ☒ is being performed solely on my behalf, or ☐ is not being performed on my behalf, but on the behalf of \_\_\_\_\_ for whom I am legally authorized to sign this Contract.

**Name:** Joe Smith

X\_\_\_\_\_

**I AGREE TO THE TERMS HEREIN and I do NOT AGREE** to pay an additional fee of \$ **\$3,500** to remove the limitation of liability to a refund of the fee paid.

I acknowledge that this inspection ☒ is being performed solely on my behalf, or ☐ is not being performed on my behalf, but on the behalf of \_\_ for whom I am legally authorized to sign this Contract.

**Name:** Joe Smith

X\_\_Signature on File\_\_\_\_\_

**I understand that this is an electronic signature and it is legal and binding. I am signing this agreement on handheld pen tablet. I signed this agreement before the commencement of the inspection.**



# STRUCTURE

## DESCRIPTION OF STRUCTURE:

• Foundation:	•Poured Concrete Walls
• Exterior Walls:	•Concrete •Masonry Walls
• Floor Structure:	•Slab on Grade (Concrete)

## STRUCTURE OBSERVATIONS:

PROPERTY BUILT: 1967/50-YEARS

### A. LOT DRAINAGE

- Improve:** The air conditioner condensate lines should be redirected away from the foundation walls.
- Improve:** Installing roof gutters will help keep water away from the foundation of the building.

### B. VISIBLE WALLS *(Structural)*

- Monitor, Investigate Further:** “Step” cracking was observed. This type of cracking is indicative of past or ongoing structural movement. *The size, pattern and location of these cracks **DO NOT** suggest a serious problem at present. In the absence of historical data or an accurate time-line, this/these crack(s) should be sealed, painted and carefully monitored for signs of ongoing movement and the need for further action.*  
**LOCATION(S): Right, Back and Left Elevations**
- Monitor:** In addition to the above observation, settlement/shrinkage cracks were observed at one or more locations. These cracks should be sealed, painted and monitored for signs of ongoing movement and the need for further action.






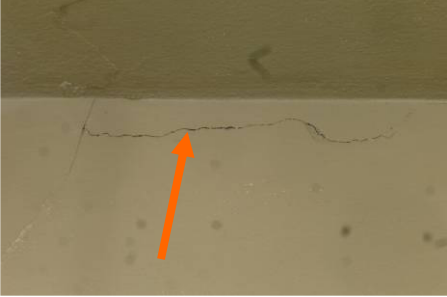



### C. VISIBLE FOUNDATION *(Structural)*

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

### D. VISIBLE FLOORS

- Investigate Further, Possible Repair:** The walkway floor structure shows evidence of past or present downward movement (balconies). Multiple previously patched cracks were observed today. Several cracks appear to have re-opened, which may indicate ongoing movement. The visible evidence of movement does not appear to be considerable today; however, careful monitoring after sealing and painting is warranted to determine ongoing movement and the need for precautionary measures to be taken. **LOCATION(S): Multiple**

## PHOTOS

 <p>Condensate lines should be directed away from the foundation</p>	 <p>Building</p>	 <p>Building</p>
 <p>Building</p>	 <p>Step Cracks</p>	 <p>Cracks</p>
 <p>Cracks in the walkways (D1)</p>	 <p>D1</p>	 <p>D1</p>

**For Estimates / General Contractors** *(it is always wise to obtain 3 or more estimates):*

- Wendell Chic Chandler: 786-367-9797
- Construction Consultant Services of South Florida / Rendel Diaz: 786-314-0993

Section Continued:

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

**STRUCTURE INSPECTIONS:** The rate of any possible ongoing movement cannot be determined during the course of a one-time inspection. Ask the seller to disclose any historical data concerning any noted cracks, wall patching, movement and any other observations noted above. One or more of the observations above may require "further investigation" by licensed professionals. This further investigation should be performed before the end of your inspection period and before closing the sale of the property. Any damage noted may be subject to further hidden damage which was not discernable today. Always ask the current owner for historical data, time-lines, permits, and or work history for all observations above. The conditions, which would have allowed the inspector to determine lot drainage issues, such as heavy rains, may not have been present today, during the course of the inspection, or in the days leading to this inspection. If you plan to remove any walls, a qualified licensed contractor should be consulted to evaluate and perform the necessary work. Care should be taken not to remove load-bearing walls without providing the necessary support. Additionally, it is always wise to check with the building department for permit information, especially if additions or alterations have been performed or disclosed by the seller. It is beyond the scope of this inspection to ascertain what is or is not an addition to the original structure. The structure of the property 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. 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.

# ROOF/ATTIC

## DESCRIPTION OF ROOF AND ATTIC

• Method of Inspection Roof:	•Walked on the Roof	• Chimney:	•None
• Roof Covering:	•Asphalt Shingle-Dimensional	• Roof Ventilation:	•Soffit Vents
• Estimated (Sloped) Roof Age	•5 Years ±	• Method of Inspection Attic:	•Viewed from the Attic Hatch Only-Not Fully Visible ( <b>Unit #11</b> )
• Estimated (Flat) Roof Age	•Not Applicable ±	• Vapor Retarders:	•None Visible
• Roof Shape:	•Hip	• Ceiling Structure:	•Trusses-Not Fully Visible
• Roof Flashings:	•Metal-Majority Not Visible	• Roof Structure:	•Trusses-Not Fully Visible •Plywood Sheathing
• Roof Drainage System:	•None	• Attic Insulation:	•Fiberglass-Unknown in Side Attic
• Skylights:	•None	• Last Known Update:	• 2012
• Approximate Date of Last Known Roofing Permit:	•2012	• Estimated Roof Useful Remaining Life (Insurance Purpose Only):	•15-20 Years ±

## ROOF OBSERVATIONS:

PROPERTY BUILT: 1967/50-YEARS

### A. VISIBLE SLOPED COVERINGS & STRUCTURE

Visible Signs or Evidence of Active Leaks ( ☐ Yes ) ( ☒ No ) ( ☐ Undetermined )

- 1. Positive Attributes:** The visible roof coverings are or appear to be relatively newer and in, generally good condition (5 years old). Ask the seller to provide any warranty information.
- 2. Monitor:** Water stains were observed in various ceilings. The stains tested **DRY** with a moisture meter today. The stains may be related to air handlers, which are located in the attic, ductwork, which is located in the attic and or reminisce of older leaks from previous roof. *\*Ask the seller to disclose any leak history.* **LOCATION(S): Various Interior 2<sup>nd</sup> Floor Ceilings**
- 3. Investigate Further, Repair, Pest Treatment Recommended:** Evidence of pest activity/damage was observed in the rafters from the attic ventilation openings (eaves). The amount of visible damage is not substantial today; however, this condition can be worse than it appears to the naked eye and may get worse over-time. Hidden damage should be anticipated.

### B. VISIBLE FLASHING

- 1. Positive Attributes:** The visible flashings are or appear to be in, generally, satisfactory/good condition. Ask the seller to provide any warranty information.
- 2. Monitor:** This roof system is considered somewhat “simple”; however, the majority of the roof flashing is not visible during a “visual” inspection. All connections and penetrations should be monitored during and after heavy rains to determine infiltration and the need for action.
- 3. Repair:** Metal flashing is exhibiting signs of corrosion. Various connections are deteriorated and openings were observed today. The electrical service entrance conduit pitch pan is low in material and exhibits “openings”, which need repair. **LOCATION(S): Connections/Penetrations**

### C. DRAINAGE

- 1. Improve:** Installing roof gutters would be a logical improvement.

### D. VISIBLE ATTIC SPACE

- 1. Safety Concern:** The interior of the attic is not separated and access to all 2<sup>nd</sup> floor apartments is available from inside the attic. **This is a safety concern.** Investigate further and improve.
- 2. Improve:** Adding insulation in the attic would be prudent.

## PHOTOS



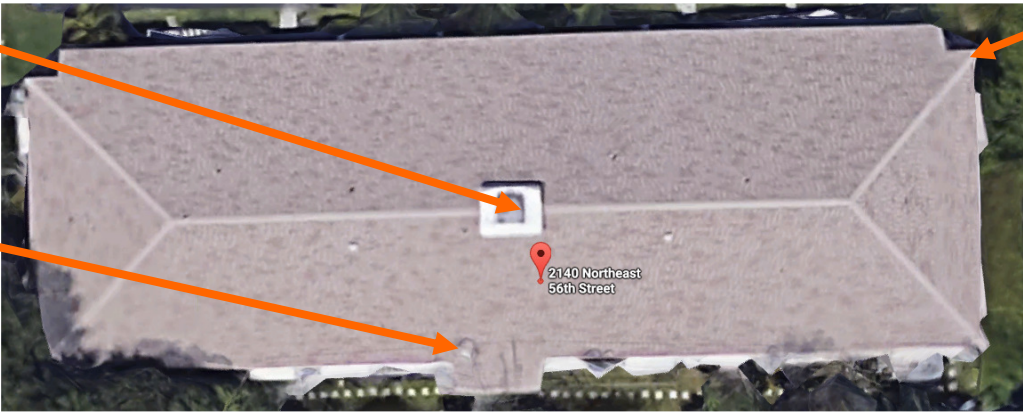


Section Continued:

 <p>Improve: Tree trimming needed</p>	 <p>Electric service entrance conduit penetration needs repair</p>	 <p>A closer look (open seams will leak)</p>
 <p>Open seams at the center roof penetration</p>	 <p>Another look</p>	 <p>Corroded flashing</p>
 <p>Corroded flashing</p>	 <p>Attic (access to all 2<sup>nd</sup> floor units is unsafe)</p>	 <p>Evidence of pest activity and damage (A3)</p>
 <p>Another instance (A3)</p>	 <p>A3</p>	

Corroded flashing, open seams need repair

Electric conduit penetration flashing needs repair



Tree trimming needed

ROOF SECTION / GENERAL COST SUMMARY GUIDE

\$6,000-\$7,000± for repairs/pest treatment

- For Estimates / Roofers (it is always wise to obtain 3 or more estimates):
- Construction Consultant Services of South Florida / Rendel Diaz: 786-314-0993
  - Sean Lilly Roofing: 305-264-4449
  - Andrew Palmer Roofing: (305) 232-9211

Section Continued:

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

**Limitation:** Entering and maneuvering the attic space was not possible today. The attic was viewed from the access hatch. This restricted the inspection.

**ROOF INSPECTIONS:** Our Basic House Inspection includes a visual roof inspection. Our inspectors will walk the roof (weather, safety and slope permitting) and visually inspect, document and photograph the roof's covering, shape and condition. As part of the roof inspection we also inspect readily accessible areas of the attic, and all of the ceilings and walls inside and outside the house for water stains and or signs of water intrusion. Inspector will document and photograph all water stains observed and test these areas with a moisture meter. If moisture is detected, we will recommend that you contact a licensed roofing contractor for further evaluation and all needed repair. If the water stains are dry, most times we will report that the roof is not leaking (at time of inspection) and that the buyer should monitor the stained area and contact a licensed roofing contractor if the stain appears to change color and/or a visible leak is observed. Every year in South Florida we experience what is known as "The Dry Season" (mid October thru late June) at this time of year it is virtually impossible to determine if the roof is leaking unless it is raining hard at time of inspection. This roof inspection is to determine whether the roof is free of leaks at the time of inspection (snap-shot of time). It has been our experience over the last 20 years that a roof that was inspected in the dry season might start to leak in the rainy season (June thru August). We can not determine and/or predict whether the roof will start to leak a week, month or year from the time of inspection. "If roof replacement recommended above, always consult a licensed roofer for alternatives, advice and roof replacement estimates. \*Always ask the seller to disclose any leak history. All roofs require preventative maintenance; any tree branches and or congested roof coverings should be periodically cleared and well maintained. It is typical to find cracked and or displaced roof tiles. These should be replaced in combination with regularly scheduled maintenance. A roofing permit may not have been discovered during an on-line, BuildFax (<http://www.buildfax.com/>), permit search today. Local municipality searches are not performed or provided during the course of this inspection process. It is strongly recommended that you go to the city department (municipality) and obtain any existing permits. If evidence of previous roof work is noted above, then ask the current owner for paperwork, warranties, permits and any pertinent information regarding the repair work. If any stains test wet or moist on the report, a licensed roofer should be contacted to perform a "water test" and determine active infiltration and provide remedies and repair estimates. The roof of the property 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.



# EXTERIOR

• Wall Covering:	•Stucco	• Overhead Garage Door(s):	•None
• Eaves, Soffits, And Fascias:	•Wood •Stucco	• Surface Drainage:	•Level Grade
• Exterior Doors:	•Glass Insert ( <i>No Storm Protection</i> )	• Window Type(s) & Glazing:	•Jalousie ( <i>No Storm Protection</i> ) •Awning ( <i>No Storm Protection</i> ) •Single/Double Hung ( <i>No Storm Protection</i> )
• Entry Driveways:	•Asphalt	• Retaining Walls:	•None
• Walkways, Patios, Porches, Decks, Steps & Railings:	•Concrete	• Fencing:	•Not Inspected
• Exterior Balconies:	•Concrete •Metal Railings	• Stairways:	•Concrete •Metal Handrails

EXTERIOR OBSERVATIONS:

PROPERTY BUILT: 1967/50-YEARS

A. VISIBLE DRIVEWAY

1. **Positive Attributes:** The parking lot surface appears to be in, generally, satisfactory/good condition.

B. VISIBLE EXTERIOR DOORS

1. **Repair/Replace:** The door is water damaged and needs repair/replacement. **LOCATION(S):** Unit 3 and Back Elevation



2. **Repair, Pest Treatment Recommended:** The door is pest damaged and needs repair/replacement. **LOCATION(S):** 2<sup>nd</sup> floor



C. VISIBLE WINDOWS

1. **Safety Repair:** The window is cracked and repair/replacement is needed. In some cases, replacing the entire window may be more cost effective than performing localized repairs. **LOCATION(S):** Apartment #12 (bathroom) and #8 (bedroom)



2. **Improve:** The windows require sealing and caulking.

D. WALKWAYS

1. **Positive Attributes:** The walkway surfaces appear to be in, generally, satisfactory/good condition.
2. **Monitor:** The walkway is exhibiting signs of past or present movement (see structure section).

E. LAUNDRY AREA

1. **Pest Treatment Recommended:** Pest activity/damage was observed in the visible wood members. The visible evidence does not appear to be considerable; however, hidden activity or damage should be anticipated. Beware of hidden damage. Pest treatment is recommended.





Section Continued:

F. BALCONY(S)

- 1. **Safety Repair:** The balcony railings are loose and too low for today’s standards.
- 2. **Improve:** The balcony railing post holes are not flush and appear to hold water. The water will infiltrate the concrete, come in contact with the steel reinforcement bars and cause damage.



G. STAIRCASE(S)

- 1. **Safety Repair:** The staircase railing is loose at the **back elevation**. Installing proper safety hand rails would be a logical safety improvement. This is a safety concern.

EXTERIOR SECTION / GENERAL COST SUMMARY GUIDE

\$6,800-\$8,800± for further investigation and repairs

For Estimates / Handyman (it is always wise to obtain 3 or more estimates):

- Construction Consultant Services of South Florida / Rendel Diaz: 786-314-0993
- Rohan Cassie: 786-277-9536
- C and Son: 786-255-9788

\*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.

**EXTERIOR INSPECTIONS:** The rate of any possible ongoing movement cannot be determined during the course of a one-time inspection. Always ask the current owner to provide historical data regarding any observation above. The interior section of any planters is not visible and not inspected. The property inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The property inspector is not required to: Move personal items, panels, furniture, carpet, finishes, equipment, plant life, soil, debris that obstructs access or visibility. The exterior of the property 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. 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.

# ELECTRICAL

## DESCRIPTION OF ELECTRICAL

• <b>Service Drop:</b>	•Overhead	• <b>Approximate Last Year Updated:</b>	•30+ Years	
• <b>Service Grounding:</b>	•Water Pipe Connection •Ground Rod Connection	• <b>Service Entrance Conductors:</b>	•Inaccessible/Undetermined	
• <b>Ground Fault Circuit Interrupters:</b>	•Laundry Room •Exterior •Kitchen(s)	• <b>Size of Electrical Service:</b>	•120/240 Volt Main Service – <b>800 AMPS</b>	
• <b>Smoke Detectors:</b>	•Present-Not Inspected	• <u><b>Visible</b></u> Distribution Wiring:	•Copper Wiring	
• <b>Switches &amp; Receptacles:</b>	•Grounded	• <u><b>Visible</b></u> Wiring Method:	•Non-Metallic Cable "Romex" Method	
• <b>Approximate Age of Panel:</b>	•30+ Years			
• <b>Main Panel #1:</b>	• <b>Located:</b> Meter Room	• <b>Cover Removed:</b> No	• <b>Type:</b> Breaker	• <b>Rating:</b> 800 Amps
• <b>Apartment Disconnects (1-12):</b>	• <b>Located:</b> Meter Room	• <b>Cover Removed:</b> No	• <b>Type:</b> Breakers	• <b>Rating:</b> 100 Amps Per
• <b>House Panel:</b>	• <b>Located:</b> Meter Room	• <b>Cover Removed:</b> Yes	• <b>Type:</b> Breakers	• <b>Rating:</b> 125 Amps
• <b>Sub-Panel(s):</b>	• <b>Located:</b> Apartments (1 per apartment)	• <b>Cover Removed:</b> Majority (3-4 covers not removed)	• <b>Type:</b> Breakers	• <b>Rating:</b> 100-125 Amps Per

## ELECTRICAL OBSERVATIONS:

PROPERTY BUILT: 1967/50-YEARS

### A. SERVICE

- Safety Improvement/Repair:** The service wires are near the roof. Correcting this safety hazard is strongly recommended.
- Investigate Further, Possible Repair:** The lights “flickered” several times during the course of the inspection. Determining the cause of the “flickering” was not possible today. Ask the current owner to disclose any known historical data regarding the lighting and electrical system. Proceed cautiously.

### B. MAIN PANEL(S)

- Monitor:** The panel shows evidence of some corrosion, suggesting the presence of moisture.

### C. HOUSE PANEL(S)

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

### D. APARTMENT DISCONNECTS

- Positive Attributes, Limitation:** The apartment disconnects (100-amp each) appear to be in, generally, good physical condition; however, the covers of these disconnects were not removed during the course of this inspection. The inspector attempted to remove several covers with no success. The meter clamps prevented access (see photo section below).

### E. SUB-PANELS

- Positive Attributes:** The electrical panel is arranged well, and all breakers are properly sized (#10, 9, 8, 6 and 3).
- Notice, Investigate Further:** One or more breakers were found in the “off” position today (#11). Breakers are not turned “on” or “off” during the course of this inspection (air conditioner).
- Safety Improvement:** Some or all of the screws used for the panel cover are missing and/or improper (#10, 9 and 2). Non-pointed screws should be used to secure the panel properly.
- Safety Repair:** Older fabric wiring was observed within the panel (#2).
- Repair:** Improper splices were observed (#1).
- Repair/Replace:** One or more breakers are “oversized” and need repair/replacement (#5).
- Safety Repair/Replace:** One or more single pole breakers are improperly double tapped. There is no space for additional breakers (#5).

### F. 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.

- Positive Attributes:** The majority of the electrical switches, which were accessible and tested, operated as intended.
- Improve:** The switch covers are missing. LOCATION(S): Various

### G. VISIBLE OUTLETS

- Repair/Replace:** The outlet is inoperative. LOCATION(S): Back Elevation
- Repair/Replace:** The GFCI outlet did not trip when tested. LOCATION(S): Back Elevation, Kitchen #7 and Various Other Locations (have electrician check all)
- Repair/Replace:** The three prong outlet tested ungrounded. LOCATION(S): #10 and #7

Section Continued:

H. VISIBLE DISTRIBUTION WIRING(S)

- 1. **Safety Repair:** Exposed wiring should be properly terminated. **LOCATION(S): Back Exterior Elevation**
- 2. **Repair:** The water heaters do not appear to be grounded (laundry room, # 5 and multiple other locations).
- 3. **Repair:** Loose and improperly mounted “romex” wiring was observed. **LOCATION(S): All Kitchens (below sinks)**
- 4. **Safety Repair:** Extension cords should not be used as permanent wiring. This wiring should be removed and the fixture(s) properly wired. **LOCATION(S): Kitchen # 11 and Living Area of #1 and #6**
- 5. **Investigate Further, Possible Repair:** Wiring enclosed in raceways on the ceilings or walls, of interior or exterior finishes, for fans or other electrical fixtures, may be covering inappropriate, extension cord or zip wiring. This type of wiring, if present, is not permitted for permanent use. **LOCATION(S): #8 and #4**
- 6. **Significant Safety Improvement Item:** Original fabric insulated wiring was observed. When manipulated this older fabric, which is likely brittle, could disintegrate or “fall off”. The risk of a short circuit or fire exists if this bare wire makes improper contact. Upgrading/replacing this wiring is strongly recommended. **LOCATION(S): Inside Sub-Panel #2**
- 7. **Safety Repair:** Poor electrical connections should be improved. **LOCATION(S): Living Area #6, #8 and #10 (closet)**

I. 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 (laundry room and various other locations). If the bulb(s) is/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.

J. 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 is recommended that additional units be added in all appropriate locations. 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.
- 2. **Safety Repair:** Damaged and or missing smoke detectors should be replaced (#11, 7 and 3).

PHOTOS

		
Wires close to roof	Exposed Wires	Corroded Main Panel
		
Corroded Main Panel	House Panel	Apartment #12 Panel Cover Sealed- Not Removed
		
Apartment #12 Panel Cover Sealed- Not Removed	Loose Romex Below ALL Kitchen Sinks	Extinguishers



Section Continued:



Extinguishers



#11



Missing Smoke Detectors #11



Extension Cord # 11



# 10



#9



#8



Raceway #8



#7 Sub-Panel Cover Sealed-Not Removed



#7 Sub-Panel Cover Sealed-Not Removed



#2



#2 Improper splices / Fabric Wiring



Missing Smoke Detectors #2



#4 Sub-Panel Cover Sealed-Not Removed

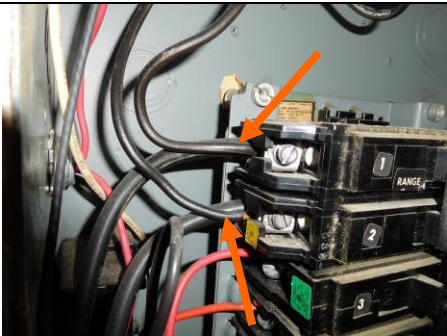


#4 Sub-Panel Cover Sealed-Not Removed

Section Continued:



#4 Wiring in Raceway



Oversized Breaker and Double Tapped #5



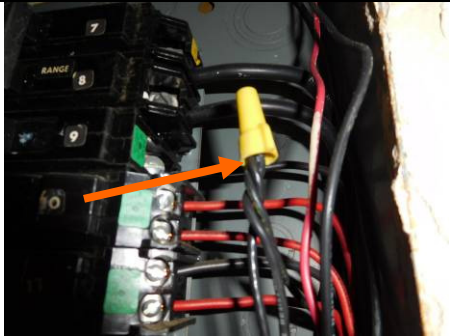
#6



Improper light fixture and extension cord use #6



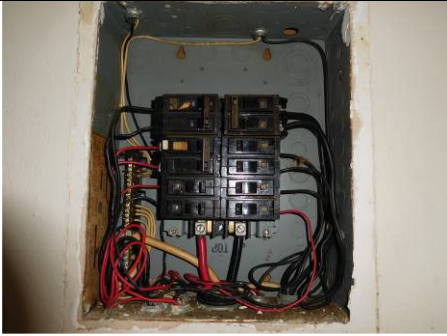
#1



Improper Splices # 1 (may be a double tap)



Extension Cords #1



#3



Missing detector #3



**Limitation:** Inspector tried to remove the apartment disconnect covers with no success (meter room).



H7



H7



H7



Section Continued:

ELECTRICAL SECTION / GENERAL COST SUMMARY GUIDE

\$5,700-\$7,200± for further investigation and repairs

For Estimates / Electricians (it is always wise to obtain 3 or more estimates):

- Construction Consultant Services of South Florida / Rendel Diaz: 786-314-0993
- Orlando Lind / Lindmar Electric: 786-499-0376
- Alfredo Hernandez / Flour Industrial Services: 305-338-6973

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

Limitation: The cover of one or more electrical panel(s) could not be removed today (apartment(s) #12, 7, 4 and a few others. This restricted the inspection.

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 property 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 property 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

• <b>Energy Source(s)</b>	•Electric	• <b>Age(s)</b>	2017, 2016, 2014, 2012, 2005, 2010, 2006 ±
• <b>System Type(s)</b>	•Central Split System(s) Type	• <b>Tons</b>	2.5-3.5
• <b>Distribution Method(s)</b>	•Flexible Ductwork (Not Fully Visible) •Rigid Ductwork (Not Fully Visible)	• <b>Interior Air Handler(s)</b>	2017, 2016, 2014, 2012, 2005, 2010, 2006 ±

## AIR CONDITIONING OBSERVATIONS:

PROPERTY BUILT: 1967/50-YEARS

### A. AIR CONDITIONERS

- 1. **Positive Attributes:** The air conditioning system operated with normal controls today and is functioning as intended (cooling cycle) (#6 and #1).
- 2. **Investigate Further, Repair:** The air conditioning system **IS NOT** cooling/operating as intended (#12, 9, 8, 7, 2, 4 and 3). Investigate further and repair as needed. *\*The lack of proper operation today may be indicative of a more serious issue, which may lead to further repair or even replacement of the system. No dismantling or invasive investigations of any kind occur today during the course of the “visual-only” inspection.*
- 3. **Investigate Further, Repair:** The air conditioning system is inoperative (breaker off) #11.
- 4. **Improve:** The air conditioning system is operating and somewhat cooling; however, the system does not appear to be providing optimum performance (#10 and #5). While service with coil cleaning may improve the systems’ performance, it is recommended that a licensed air conditioning technician provide more exploratory investigations and recommendations for improved performance.
- 5. **Improvements:** The condensate line drains near the foundation wall and should be extended to discharge at least five feet away. The condenser coils are dirty and should be cleaned for the season. The condenser is not properly strapped or strapped at all. The refrigerant line insulation is damaged and should be replaced.

### B. AIR HANDLERS

- 1. **Investigate Further, Repair:** The air handler is actively leaking. The pan is holding a considerable amount of water (#11-Attic)
- 2. **Repair:** The evaporator filter, coil, fan, motor and blower are significantly dirty and will affect system cooling. Service is advisable now (majority).
- 3. **Improve:** The return area/box is very dirty and would benefit from cleaning (all).
- 4. **Investigate Further, Repair:** The air handler is actively leaking or has recently leaked (#10, 9 and 2).

### C. THERMOSTATS

- 1. **Positive Attributes:** The thermostat(s) operated properly today (majority).
- 2. **Improve:** The thermostat is loose (#8).















### D. VISIBLE DUCTWORK

- 1. **Considerable Replacement Item:** The vast majority of the visible ductwork is very old and deteriorated. **Based on the age and general condition of the ductwork, replacement is advisable now.**

## PHOTOS







 <p>#12 Diffuser</p>	 <p>#12 Return (❌ 8 degree temp difference)</p>	 <p>Ductwork needs replacement</p>
 <p>Ductwork needs replacement</p>	 <p>Ductwork needs replacement</p>	 <p>Pan holding water and unit leaking # 11</p>

Section Continued:

 <p># 10 Diffuser</p>	 <p>#10 Return (❌ 8 degree temp difference)</p>	 <p>AC leak #10</p>
 <p>AC leak #10</p>	 <p>#9 Diffuser</p>	 <p>#9 Return (❌ 8 degree temp difference)</p>
 <p>#8 Diffuser</p>	 <p>#8 Return (❌ 9 degree temp difference)</p>	 <p>#7 Return (❌ 10 degree temp difference)</p>
 <p>#7 Diffuser</p>	 <p>#2 Return (❌ 6 degree temp difference)</p>	 <p>#2 Diffuser</p>
 <p>Air handler leaking #2</p>	 <p>#5 Diffuser</p>	 <p>#5 Return (❌ 13 degree temp difference)</p>



Section Continued:

		
#6 Diffuser	#6 Return (✓19 degree temp difference)	#1
		
#1 Return (✓18 degree temp difference)	#3 Diffuser	#3 (✗ 4 degree temp difference)

AIR CONDITIONER SECTION / GENERAL COST SUMMARY GUIDE

\$13,950-\$15,000± for repairs

For Estimates / Air Conditioning (it is always wise to obtain 3 or more estimates):

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

- Limitation: The air handler(s) is/are inside the attic of the property (majority). The unit(s) was/were not fully accessible today. This restricted the inspection.
- Limitation: Wall units are outside the scope of the inspection (#4).
- Limitation: Due to the temperatures outside, the heat cycle(s) was/were not tested today. The system may or may not be equipped with “heat coils” or “heating”. Ask the seller to demonstrate the “heat” cycle or to disclose any known issues with the heat.

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 property 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 property 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.

# PLUMBING

## DESCRIPTION OF PLUMBING

• Main Water Valve Location:		•Back Exterior Elevation-Not Fully Visible •Left Exterior Elevation-Not Fully Visible		• Gas:	•None
• Service Pipe to Property:		•Galvanized Steel-Not Fully Visible		• Water Supply Source:	•Public Water Supply
• <u>Visible</u> Interior Supply Piping:		•Galvanized Steel •Copper Pipes		• Waste System:	•Undetermined-Ask the Seller or Building (Septic Systems are Not Inspected)
• <u>Visible</u> Drain, Waste, & Vent Piping:		•Cast Iron •Metal •Plastic Pipes		• Wet Bar:	•None
• Water Heater #12:	•Location: Interior Hallway Closet	•Energy Source: Electric	•Gallons: 30		•Age: •2014 ±
• Water Heater #11:	•Location: Interior Hallway Closet	•Energy Source: Electric	•Gallons: 30		•Age: • <u>1990's Very Old</u> ±
• Water Heater #10:	•Location: Master Bedroom Closet	•Energy Source: Electric	•Gallons: Not Determined		•Age: •Older-Not Determined-Ask Seller
• Water Heater #9:	•Location: Master Bedroom Closet	•Energy Source: Electric	•Gallons: 20		•Age: •Older-Not Determined-Ask Seller
• Water Heater #8:	•Location: Interior Hallway Closet	•Energy Source: Electric	•Gallons: Not Determined		•Age: •Older-Not Determined-Ask Seller
• Water Heater #7:	•Location: Master Bedroom Closet	•Energy Source: Electric	•Gallons: 30		•Age: •Older-Not Determined-Ask Seller
• Water Heater #6:	•Location: Interior Hallway Closet	•Energy Source: Electric	•Gallons: 50		•Age: •Older-Not Determined-Ask Seller
• Water Heater #5:	•Location: Interior Hallway Closet	•Energy Source: Electric	•Gallons: Not Determined		•Age: •2014
• Water Heater Laundry Room #1:	•Location: Exterior Laundry Room	•Energy Source: Electric	•Gallons: 19.9		•Age: • <u>1990's Very Old</u> ±
• Water Heater Laundry Room #2:	•Location: Exterior Hallway Closet	•Energy Source: Electric	•Gallons: Not Determined		•Age: Not Determined-Ask Seller
• Water Heater #3:	•Location: Interior Hallway Closet	•Energy Source: Electric	•Gallons: 30		•Age: •Older-Not Determined-Ask Seller
• Water Heater #2:	•Location: Interior Hallway Closet	•Energy Source: Electric	•Gallons: 30		•Age: •2015 ±
• Water Heater #1:	•Location: Interior Hallway Closet	•Energy Source: Electric	•Gallons: 30		•Age: •2009 ±
• Approximate Age of System:			•50+ Years ±		
• Approximate Year Updated:			•0-5 Years ±		

## PLUMBING OBSERVATIONS:

PROPERTY BUILT: 1967/50-YEARS

### A. VISIBLE SUPPLY PIPES

⚡Supply Piping-Not Tested-No Water Supply -Notice: If the building is 30-40 years or older, then there is a possibility that some or all of the supply pipes are original or older and may be comprised of galvanized steel. These pipes have an expected life span of 40-50 years (or less). Ask the seller to disclose any information pertaining to any possible upgrades, which may have already taken place. Replacing any older galvanized steel pipes, throughout the property, is recommended.

1. **Improve:** The water supply “shut-off” handles are missing. **LOCATION(S):** Back & Left Elevations, Laundry Room
2. **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.
3. **Monitor:** Heavy corrosion was observed. This/these area can leak at any moment and without warning. Replacing the corroded sections now would be considered a good form of preventative maintenance. Hidden damage should be anticipated. **LOCATION(S): Multiple**

### B. VISIBLE WASTE PIPING

⚡Waste Piping/System-Not Tested-No Water Supply-Notice: If the building/property is 50-years or older, then there is a possibility that some or all of the waste pipes are original or older and may be comprised of cast iron. These pipes have an expected life span of 50-70 years (or less). Our inspections include operating all of the plumbing fixtures to simulate “normal” use; however, during this “one-time” inspection, determining the precise condition of the waste pipes is not possible. To truly assess the condition of the waste pipes and system consulting a licensed plumber to video tape the pipes is strongly recommended. This inspection DOES NOT include video taping the waste pipes. Replacing any older cast iron waste pipes, throughout the property, may be needed now or in the short-term (this may be costly). **NOTE:** Septic tanks and systems are outside the scope of this inspection. (Video Taping the Waste Lines is NOT Part of this Inspection and may be Desirable-For Video Taping Call Antonio Andonov at: (407-637-9529))

1. **Improve:** One or more of the fixtures drained slowly today. See the Bathroom and Kitchen Sections of this report.
2. **Repair:** One or more of the fixtures drained very slowly or not at all today. See the Bathroom and Kitchen Sections of this report.

Section Continued:

C. WATER HEATER(S)




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

- 1. **Safety Repair:** The diameter of the discharge pipe serving the Temperature and Pressure Relief (TPR) Valve is improperly reduced for the water heater. The pipe diameter should match the diameter of the valve. **Location:** Unit #11, #10, #9, #8, #4 & #1
- 2. **Replace, Safety Concern:** For safety reasons, the installation of a copper pipe is recommended from the Temperature and Pressure Relief (TPR) Valve to the exterior of the property, or should terminate not less than 6 inches or more than 24 inches above the floor. The lack of such a pipe is a safety concern. **Location:** #12
- 3. **Monitor, Budget Item:** The water heater is *very old*. Replacing the unit should be anticipated in the short-term. In the interim, a higher level of maintenance and repairs should be expected. A replacement budget of \$600-\$900 should be in place as the unit can malfunction or discontinue operation at any moment. **Location:** Unit #11, #10, #9, #8, #7, #6, #5 & #3
- 4. **Safety Concern/Improvement:** The water was recorded at very high temperatures today. Be aware that the possibility of scalding is present. The water heater should be adjusted to a “normal” temperature. **Location:** Unit #8, #4 & #3
- 5. **Monitor:** Corrosion was observed at the connections and or base of the tank. (Ask the seller to disclose any leak history). As “active” leaks were not discernable today, this condition should be, at minimum, carefully and constantly monitored. In a conservative effort to “prevent” leaks and damage from occurring, replacing the connections or unit should be considered. Additionally, installing a “water alarm” below or around the unit would be prudent. **Location:** Laundry Room #1, Laundry #2 & Unit #6
- 6. **Positive Attributes:** Hot water was obtained at all of the fixtures throughout the property.

D. LAUNDRY SINK(S)

- 1. **Replace:** The laundry sink is damaged. Replace the laundry sink now.

WATER PRESSURE | HOT WATER:

		
<b>Notice:</b> Water pressure running one fixture	<b>Notice:</b> Water pressure running multiple fixtures simultaneously	<b>Positive Attribute:</b> Hot water was obtained at <b>all</b> of the fixtures today.



Section Continued:

BATHROOMS

BATHROOMS INSPECTED:



HALLWAY (12) #1



MASTER (12) #2



HALLWAY (11) #3



HALLWAY (10) #4



HALLWAY (9) #5



HALLWAY (8) #6



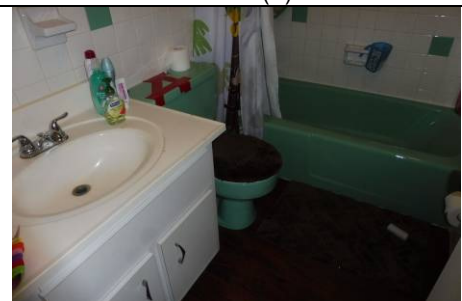
MASTER (7) #7



HALLWAY (7) #8



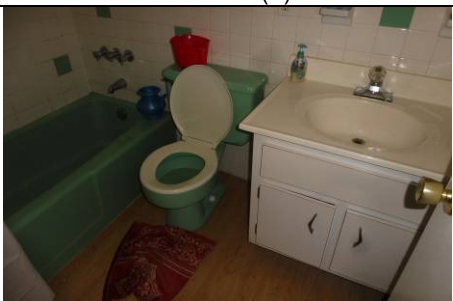
HALLWAY (2) #9



HALLWAY (4) #10



HALLWAY (5) #11



MASTER (6) #12



HALLWAY (6) #13



MASTER (1) #14



HALLWAY (1) #15



Section Continued:



HALLWAY (3) #16

E. GENERAL BATHROOM(S)

- Bath #'s: 1, 2, 3, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16

Bath #'s: 4
- Positive Attributes:** The bathroom is in, generally, good/satisfactory condition.

**Repair/Replace:** The bathroom fixtures have backed up. Work is being performed in the bathroom. The bathroom was not fully Inspected.

**Limitation:** The bathroom is currently being renovated. The fixtures (sink, toilet & bathtub) in this bathroom could not be tested. This restricted the inspection.
- Bath #'s: 9

F. TOILET(S)

- Bath #'s: 1, 2, 3, 6, 8, 9, 12, 13, 14, 15

Bath #'s: 4
- Positive Attributes:** The toilet(s) operated as intended.

**Improve:** The toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.

**Safety Concern, Replace:** The toilet tank lid is cracked. Replace the lid immediately.

**Repair:** The toilet is inoperative. Improving or replacing the internal tank mechanism will likely correct this condition.
- Bath #'s: 10

Bath #'s: 11
- Repair:** Evidence of a leak at the base of the toilet was observed today.

**Improve:** The water supply shut off valve handle is missing and or damaged.
- Bath #'s: 16

Bath #'s: 5, 7, 15

G. SINKS(S)

- Bath #'s: 1, 5, 7, 8, 9, 10, 11

Bath #'s: 2, 3, 6, 14
- Positive Attributes:** The sink(s) operated as intended.

**Repair:** The sink was observed to drain very slow or not at all, suggesting that an obstruction may exist. *In some cases, a good cleaning of the trap may resolve this issue; however, the rate of draining, if at all, was very slow today, which may indicate more extensive blockage and the need for considerable cleaning and or repairs.*

**Investigate Further:** The sink was not tested.

**Replace:** The sink is exhibiting signs of corrosion. *Ideally, the sink should be replaced now to prevent worsening and damage from occurring.*

**Monitor:** The trap is in suspect condition and may leak at any moment.

**Safety Replace:** The sink is cracked and / or chipped. Replace immediately.

**Improve:** The “shut-off” handles are missing and or damaged below the sink.

**Repair:** The faucet leaks during use.

**Investigate Further:** The water pressure dispensed by the sink is considered to be below average. *Before consulting a licensed plumber for further investigation, make sure to remove the spouts filter screen, open the valves fully, and test the faucet again. This may resolve the issue. If all else fails, consult a licensed plumber, before the end of the inspection period, for further, more exploratory, investigation, to offer remedies and exact repair estimates.*
- Bath #'s: 4

Bath #'s: 6, 13, 14, 15, 8

Bath #'s: 14

Bath #'s: 16

Bath #'s: 2, 3

Bath #'s: 12

Bath #'s: 14

H. TUB(S)

- Bath #'s: 1, 12, 13, 15

Bath #'s: 2, 14, 16
- Positive Attributes:** The tub(s) operated as intended.

**Repair:** The bathtub was observed to drain very slow or not at all, suggesting that an obstruction may exist. *In some cases, a good cleaning of the trap may resolve this issue; however, the rate of draining, if at all, was very slow today, which may indicate more extensive blockage and the need for considerable cleaning and or repairs.*

**Repair/Replace:** The showerhead leaks during use.

**Preventative Maintenance, Budget Item:** The bathtub is exhibiting some signs of rust. If left unattended, this condition will worsen and repair or tub replacement may come due. Preventative maintenance is recommended now.
- Bath #'s: 3, 16

Bath #'s: 3, 5, 6, 13 and 9
- Repair:** The bathtub does not drain. The tub was being worked on and was not tested.

**Improve:** The bathtub was observed to drain slowly, suggesting that an obstruction may exist. *In many cases, a good trap cleaning resolves this condition; however, preliminary cleaning may reveal more extensive blockage and the need for further repairs.*
- Bath #'s: 4

Bath #'s: 6, 8, 10
- Repair/Replace:** The faucet and/or the diverter leaks during use.

**Repair/Replace:** The bathtub spout drips continuously.
- Bath #'s: 7, 11,

Bath #'s: 11

Section Continued:

PHOTOS



#12 ✓ Good Hot Water



Trap Suspect Kitchen #9



A3



A3



A1



A1



C5



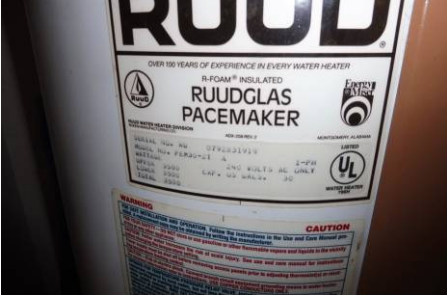
TPR at water heater missing



Slow draining plumbing fixtures



C5



Water Heater (1992) Very Old



Water heater TPR pipe improperly reduced in diameter



Very old water heaters



Corroded drain (tub #9)



Water heater TPR pipe improperly reduced



Corroded sink (#8)



C5



Slow draining plumbing fixtures



Section Continued:

PLUMBING SECTION / GENERAL COST SUMMARY GUIDE

\$18,500-\$23,500± for video taping, repairs and water heater replacement

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

**Limitation:** One or more water heaters were blocked or inaccessible. This restricted the inspection.

**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 property 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 property 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 property's 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 property 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:	•Plaster •Drywall •Tile	• Interior Doors:	•Wood
• Floor Surfaces:	•Laminate Wood •Terrazzo •Vinyl •Tile •Carpet	• Balcony:	•None

## INTERIOR OBSERVATIONS:

PROPERTY BUILT: 1967/50-YEARS

### A. WALLS-CEILINGS

- Investigate Further, Repair:** Water stains were observed. The stains tested wet with a moisture meter today. **LOCATION(S): Ceiling # 11, 10, 8 and 2 (beside air handler)**
- Monitor, Investigate Further:** Water stains were observed. The stains tested dry with a moisture meter today. **LOCATION(S): #8, Living Room Ceiling #1 and #3**
- Repair:** Damage to the interior finish was observed. **LOCATION(S): Closet #5 and Numerous Ceilings Throughout the Interior**
- Monitor, Investigate Further:** Typical cracks were observed in the walls and ceilings at various locations. *Cracks may be indicative of past or present movement, past or present water events and or past or present pest activity or damage in areas, which are not visible or accessible today.*
- Investigate Further, Repair:** Water stains and or damage were observed. The stains/damaged area was not tested with a moisture meter today. **LOCATION(S): #12 Hallway, #11 Hallway, #10 Hallway & Bedroom, Unit #8 Closet & Hallway, #5 Closet, #1 Living Room**
- Repair, Pest Treatment Recommended:** Evidence of pest activity / damage was observed in the interior of the property. **LOCATION(S): # 10, Laundry Room**
- Investigate Further, Possible Repair:** Weakening / peeling paint was observed. This condition may be due to water infiltration. The area tested dry with a moisture meter today. **LOCATION(S): Unit #8, #5**

### B. FLOORS

- Notice:** Asbestos may be found in the vinyl flooring. Asbestos is ONLY a health safety concern if it becomes “friable”. If removal of this material is desired, consult an appropriately licensed contractor.

### C. DOORS

- Repair:** Damage was observed to the interior door, trim, jamb and / or casing. **LOCATION(S): Unit #11 Bathroom, #8 Bedroom, #5 Bedroom**

### D. WINDOWS

- Safety Repair:** The window pane is cracked, damaged, missing or broken. **LOCATION(S): Bath #1 (Unit #12), Master Bedroom (Unit#8),**

### E. MOLD

**Notice:** Mold detection is outside the scope of this inspection. Signs of what could appear to be mold, may or may not be noted on this report and further, more exploratory, laboratory testing is/would be recommended by a mold assessor. Atlantic Building Inspections are State Licensed Mold Assessors and can be hired, independently of this inspection to perform mold sampling for an additional charge. Air samples are taken and sent to a laboratory for microscopic analysis and full report.

- Investigate Further, Possible Repair:** Evidence of, what appears to be, mold was observed. *Mold detection is outside the scope of this inspection; however, it should be noted that not all molds are harmful and only laboratory testing can determine the type of mold, if any. The accessible area(s) tested dry & wet with a moisture meter today. Mold testing is recommended. Ask the seller to disclose any historical data regarding mold. Consult a licensed mold assessor, before the end of your inspection period, for mold sampling. Atlantic Building Inspections is a State Licensed Mold Assessor (call the office if you wish to schedule a mold sampling). \*the cost summary provided is for sampling/testing ONLY. Obtain remediation costs from a licensed mold remediator after obtaining laboratory analysis results.* **LOCATION(S): Unit #8 Closet Ceiling, Unit #2 Bedroom Closet, Unit #5 Hallway Bathroom**

## PHOTOS



#11




#11



#9

Section Continued:

 <p>Signs of Mold #8 ceiling in bedroom closet</p>	 <p>Water stains #8 ceiling in bedroom closet</p>	 <p>Wet stains signs of mold #2</p>
 <p>Wet stains signs of mold #2</p>	 <p>Wet stains signs of mold #2</p>	 <p>Damaged wall closet #5</p>
 <p>Damaged door bedroom #5</p>	 <p>#6 Trap Suspect</p>	 <p>Water stain damage living room ceiling #1</p>
 <p>Damage Living room ceiling #3</p>		

KITCHEN/APPLIANCES

F. GENERAL KITCHEN

- 1. **Budget Item:** The kitchen cabinets, countertops, appliances and fixtures are exhibiting signs of “wear and tear” deterioration. Complete renovation should be anticipated in the short-term. **Location:** #12, 11, 8
- 2. **Positive Attributes:** The kitchen appears to be in, generally, good/satisfactory working order. **Location:** 10, 9

G. SINK

- 2. **Repair:** The trap (waste disposer) is leaking. **Location:** #11,
- 3. **Investigate Further, Repair:** The cabinet below the sink is water stained/damaged. The area tested **wet** today with a moisture meter. The source of the water was not determined today and further, more exploratory, investigation is needed to determine the source and the possibility of any “hidden” damage. **Location:** #11 & 3 (standing water),
- 4. **Safety Improvement:** The hot and cold water supply connections are reversed. For improved safe operation, this condition should be corrected. **Location:** #10
- 5. **Positive Attributes:** The sink operated as intended today. **Location:** #12, 9, 15,
- 6. **Repair:** The faucet leaks during use. **Location:** #5, #6, #1
- 7. **Replace:** The faucet is corroded and leaking. **Location:** #5

Section Continued:

- 8. **Monitor:** Evidence of previous water leaks were observed below the sink today. **Location:** #9
- 9. **Improve:** The “shut-off” handles are missing below the sink. **Location:** #8, #5
- 10. **Repair:** The trap is leaking (#11).



- 11. **Repair:** The faucet leaks during use (#5).
- 12. **Repair:** The trap is suspect (#6).

INTERIOR SECTION / GENERAL COST SUMMARY GUIDE

**\$9,800-\$12,800± for repairs, mold testing, window, kitchen sinks, and door repairs**

**For Estimates / Appliances / Contractors (it is always wise to obtain 3 or more estimates):**

- Construction Consultant Services of South Florida / Rendel Diaz: 786-314-0993
- Mike’s Appliance Service: 305-596-6360
- A Gonzalez Appliance Service: 305-552-6979

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

- Limitation:** Ice makers are outside the scope of this inspection. Please have the seller demonstrate proper operation.
- Limitation:** “All-In-One” washing and drying machines are only tested in the “washing” cycle. The dryer cycle is outside the scope of this inspection as the inspector is not present long enough to test the dry cycle.
- Limitation:** The interior of the property was congested during the course of the inspection. Performing a careful walkthrough before closing the sale of the property is recommended.



**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 property 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 property 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.