

Atlantic Building Inspections

Property Inspection Report



1234 SW 45 St, Unit 10, Miami, FL 33333

Inspection prepared for: John Smith

Real Estate Agent:

Date of Inspection: 1/30/2020 Time: 12:00 PM

Age of Home: 1981 Size: 1697

Order ID: 21164



Inspector Signature

Inspector: Ivan Roiz

License # HI11968

PO Box 772276, Miami, FL 33177

Phone: (254) 444-8337

Email: ivan@atlanticbuildinginspections.com

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

HOW TO READ THIS REPORT

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

TERMS USED IN THIS REPORT

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

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

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

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

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

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

Improve: this type of observation is a recommendation of a system or component, which could use

some immediate or future improvement. **THIS REPORT DOES NOT CONCENTRATE ON THESE TYPES OF OBSERVATIONS AND NO COST SUMMARIES ARE PROVIDED FOR THESE OBSERVATIONS.**

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

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

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

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

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.**

***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.

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

AIR CONDITIONING INSPECTIONS: The property may be vacant and there is no telling how long the property has been vacant. Any dry stains may become active once the property resumes normal use. All water stains noted above, require further, more exploratory, investigations, by licensed contractors, to determine the source of the water, obtain corrective instructions and exact repair estimates. The source of water is NEVER discovered during the course of this "visual only" inspection. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used, before the end of your inspection period, in your further inspection or repair issues as it relates to the comments in this inspection report.

PLUMBING INSPECTIONS: If any evidence of previous plumbing repairs or work is noted above, be sure to ask the current owner for warranties, permits, paperwork and or any historical data regarding the work performed. Always ask the current owner for historical data regarding every observation noted above. Shut off valves are NOT TURNED as part of this inspection. Beware of hidden damage and possible mold/mildew, which may be discovered behind cabinets, wall paper, mirrors, carpets, flooring and any other finishes during future removal/replacement. These are typically found when water staining/damage is observed. This inspection/report does not focus on cosmetic defects. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage;

Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The waste system is undetermined-Ask the Seller or Building (Septic Systems are Not Inspected). The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

POOL INSPECTIONS: The pool inspection is to be performed (according to ASHI Standards of Practice). This is a non-invasive visual inspection, designed to identify material defects in the pool components as they exist at the time of the inspection. The term material defect is defined as the presence of patent defects or material deferred maintenance of the pool/spa systems, components, or equipment. This definition specifically excludes deficiencies that are normally remedied during routine operating maintenance and, which generally do not represent a material defect of the pool system. This pool inspection is not intended to be technically exhaustive. The inspector may indicate a concern that is beyond the scope of the inspection. However, this does not in any way assume the inspection is being performed outside the ASHI Standards of Practice. Pool & Spa inspection is NOT a code inspection. Inspector shall prepare a written inspection report for the sole use and benefit of Client. The pool inspection report shall describe and identify the inspected systems, and components of the pool, and shall identify material defects in those systems and components observed during the inspection. Client agrees to read the entire inspection report when it is received and shall promptly contact the Inspector with any questions or concerns client may have regarding the pool inspection or the inspection report. All noted cracks should be dye tested, before the end of your inspection period, by a qualified pool contractor and the pool checked for leaks. Active leaks and the rate of any possible movement cannot be determined during the course of a one-time inspection. Excluded from this pool/spa inspection is any system, structure, or component of the pool/spa which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector. Inspector is a pool/spa inspection generalist and is not acting as an expert in any trade. The pool/spa inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist in that specific trade or profession. If Inspector recommends consulting other specialized experts, Client agrees to do so at their own expense. This pool inspection and the inspection report

do not constitute a pool code or other regulation compliance, warranty, guarantee, or insurance policy of any kind whatsoever

Inspection Details

1. Attendance

In Attendance: *Client not present • Buyer Agent present • Selling Agent present • Owner present*

2. Home Type

Home Type: *Condominium*

3. Occupancy

Occupancy: *Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.*

Electrical

1. Sub-Panel #1

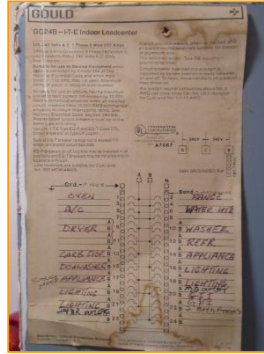
Located: *Located:* • Kitchen

OBSERVATIONS:

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



Gould Electrical Panel



Gould Electrical Panel Label



Gould Electrical Panel Wiring

2. AC Disconnect Panel

Located: *Located:* • Air Handler Closet

OBSERVATIONS:

2.1. *Positive Attributes: The **A/C** disconnect panel(s) appears to be in, generally, good condition.

3. Switches

OBSERVATIONS:

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

4. Visible Outlets

Grounded

OBSERVATIONS:

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



Outlet Test

5. Visible Distribution Wiring

Visible Distribution Wiring: • Aluminum-Multi Strand

OBSERVATIONS:

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

6. Visible Light Fixtures

OBSERVATIONS:

6.1. *Positive Attributes: The light fixtures, which were accessible and tested, operated as intended.

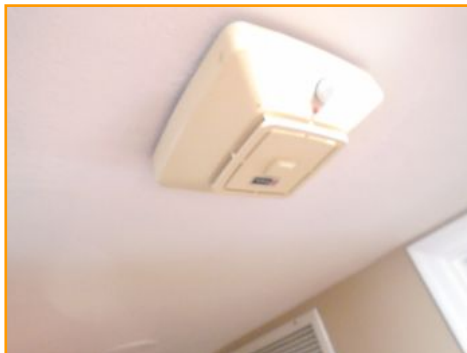


Lighting

7. Smoke Detectors

OBSERVATIONS:

7.1. 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.



Smoke Detector

AC (Cooling/Heating)

1. Air Conditioner #1

Energy Source: • Electric • System Type: • Central Heat Pump • Age: • 2008 • Tons: • 2.5

OBSERVATIONS:

1.1. *Positive Attributes: The air conditioning system operated with normal controls today and is functioning as intended (cooling cycle).

1.2. Monitor: The unit is middle aged. A higher level of maintenance and repair should be anticipated.

1.3. Repair: The evaporator filter, coil, fan, motor and blower are significantly dirty and will affect system cooling. Service with coil cleaning is advisable now.



A/C Air Return Temperature



A/C Cooling Cycle



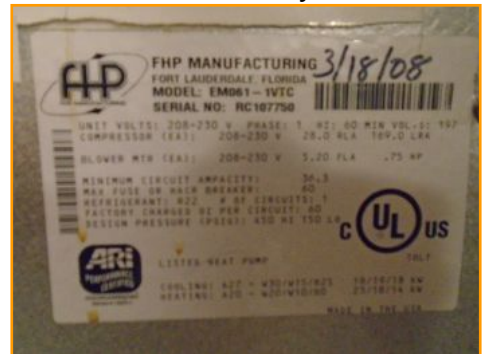
A/C Heat Cycle



Dirty Heat Pump Coils



A/C Heat Pump



A/C Heat Pump Label

2. Thermostat(s)

Digital (programmable)

OBSERVATIONS:

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



Digital Thermostat

3. Ductwork

Materials: *Distribution Method:* • Rigid Ductwork (Not Fully Visible)

OBSERVATIONS:

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



A/C Duct

Plumbing

1. General Plumbing

Main Water Valve Location: • Air Handler Closet - Not Fully Visible • Copper - Not Fully Visible

2. Supply Pipes

Materials: *Copper*

OBSERVATIONS:

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

2.2. Improve: The “shut-off” handles are missing (kitchen).



Missing Shut Off Handle

3. Waste Pipes

Materials: *Plastic*

OBSERVATIONS:

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

4. Water Heater

Location: *Location: • Air Handler Closet • Age: • 2008 • 30 • Energy Source: • Electric*

OBSERVATIONS:

4.1. *Positive Attribute: Hot water was obtained at all of the fixtures throughout the property.

4.2. Monitor: The water heater is aging. A higher level of maintenance and repair should be anticipated. The unit should be monitored.



Water Heater



Water Heater Label



Water Heater TPR Valve



Hot Water Test

Interior Areas

1. Walls/Ceilings

Materials: *Acoustic Spray • Drywall • Tile*

OBSERVATIONS:

1.1. *Positive Attributes: The accessible/visible walls and ceilings appear to be in, generally satisfactory/good condition.

2. Floors

Materials: *Tile • Wood*

OBSERVATIONS:

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



Wood Flooring

3. Doors

Materials: *Wood • EXTERIOR DOOR DESCRIPTIONS (for condos): • Glass Insert (Cannot Identify Storm Protection) • Sliding Glass (Cannot Identify Storm Protection)*

OBSERVATIONS:

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



Sliding Glass Doors

4. Windows

Type: *EXTERIOR WINDOWS DESCRIPTIONS (condos only): • Awning (Cannot Identify Storm Protection) • Fixed Pane (Cannot Identify Storm Protection)*

OBSERVATIONS:

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



Living Room Windows

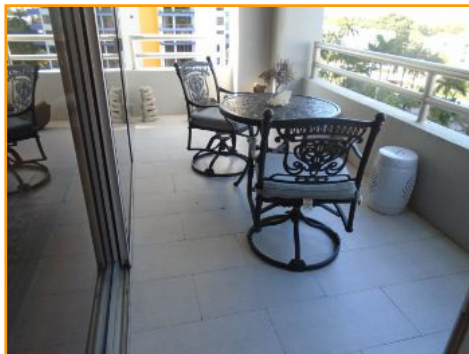
5. Mold

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.

6. Balconys

Materials: Concrete • Tile Covering - Not Fully Visible • Metal Railings • Stone/Concrete Railings
OBSERVATIONS:

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



Balcony

7. LIMITATIONS

• *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.*

Laundry

1. Dryer

OBSERVATIONS:

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



Dryer



Dryer Test

2. Washer

OBSERVATIONS:

2.1. *Positive Attributes: The washer operated with normal controls today.

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



Washer

Kitchen

1. General Kitchen

OBSERVATIONS:

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



Kithen View



Kitchen View

2. Refrigerator

Observations:

- 2.1. *Positive Attributes: The refrigerator/freezer operated as intended and “normal” temperatures were recorded today (ice makers, water dispensers and other features are outside the scope of this inspection).



Refrigerator

3. Range

OBSERVATIONS:

- 3.1. *Positive Attributes: All the range heating elements operated when tested.
- 3.2. Notice: Electric elements may fail without warning.



Range



Range Test

4. Oven

OBSERVATIONS:

4.1. *Positive Attributes: Oven(s) operated when tested.

4.2. Notice: Electric elements may fail without warning



Oven



Oven Test

5. Microwave

OBSERVATIONS:

5.1. *Positive Attributes: Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Microwave

6. Dishwasher

OBSERVATIONS:

6.1. *Positive Attribute: The unit operated with normal controls today. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.



Dishwasher



Dishwasher Test

7. Garbage Disposal

OBSERVATIONS:

7.1. *Positive Attribute: Operated - appeared functional at time of inspection.



Food Disposal

8. Sinks

OBSERVATIONS:

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



Kitchen Sink

9. Vent Condition

Type: *Recirculating*
OBSERVATIONS:

9.1. *Positive Attributes: The unit operated with normal controls today.



Vent/Light

10. LIMITATIONS

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

Master Bathroom

1. General Bathroom

OBSERVATIONS:

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



Master Bathroom View

2. Showers

OBSERVATIONS:

2.1. *Positive Attributes: The shower(s) operated as intended.

2.2. Notice, Monitor: Tile shower stalls have a limited life expectancy. Depending on the quality of installation and level of maintenance, a shower pan can last from 3-18 years. This is usually not verified during a visual inspection. At the first sign of leaks, the shower pan should be replaced and the stall re-built. This stall and pan are newer and in, generally, good condition. Monitor carefully for any signs of leaks and the need to replace the pan. As leaks can occur at any time, a budget of \$1,500 / \$2,000± should be in place.

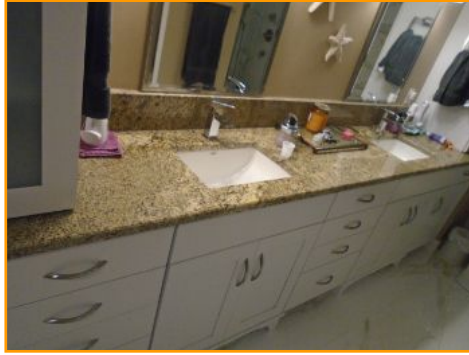


Master Shower

3. Sinks

OBSERVATIONS:

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



Master His/Her Vanity/Sinks

4. Toilets

OBSERVATIONS:

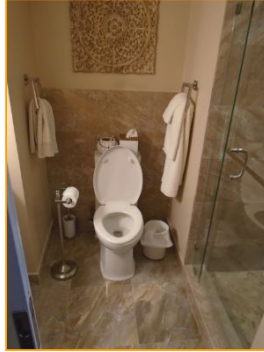
4.1. *Positive Attributes: The toilet(s) operated as intended.

Guest Bathroom

1. General Bathroom

OBSERVATIONS:

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



General View

2. Showers

OBSERVATIONS:

2.1. *Positive Attributes: The shower(s) operated as intended.

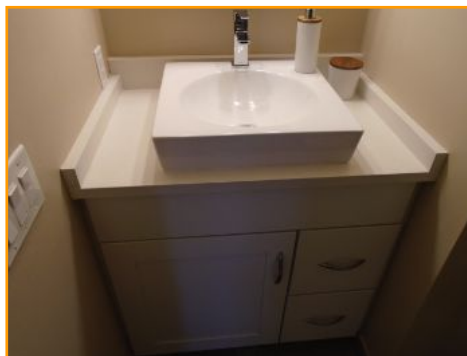


Guest Shower

3. Sinks

OBSERVATIONS:

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



Sink/Vanity

4. Toilets

OBSERVATIONS:

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

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning