

**A**

**THE ALLIED REPORT**

# HOME INSPECTION REPORT



Client Name: **Jacqueline Sankowski**  
Property Address: **828 4th Street**  
Address Line 2:  
City (State): **Miami Beach (FL)**  
ZIP: **33139**  
Phone:

Inspection #: **060320-828**  
Inspection Date: **06/03/2020**  
Inspector: **Jorge Garcia**  
License: **HI 9540**  
Time: **10:00 AM**  
Weather/Temp: **Rainy**

Allied Building Inspection Services has completed the following inspection(s) for the above location per customer request:

**Inspection Type**

- Roof
- Structural
- Mechanical
- Electrical
- Plumbing
- Appliances
- Doors, Windows & Fencing
- Pool & Spa
- Wood Destroying Organisms
- Four Point Report
- Wind Mitigation Report
- Chinese Drywall
- Limited Mold Assessment

**Type of Building**

Single Family

**Property is:** Vacant

**Present at Inspection**

- Client - Jacqueline Sankowski**
- Seller - Fabrizio Santoro**
- Buyer's Agent - Ron Eppinger**
- Inspector Only**
- Listing Agent**
- Tenant**
- Mold Assessor**
- Sewer Camera Technician**

We appreciate the opportunity to provide you with our inspection services. If you have any further questions regarding this report, please feel free to contact us at (305) 234-7377 in Dade, (954) 977-9875 in Broward, (561) 243-2442 in Palm Beach, or 1-800-806-1454 in Monroe & other counties.

**THANK YOU**

**JOHN MICALI, President**  
**ALLIED BUILDING INSPECTION SERVICES, Inc.**

**LIMITATIONS AND CONDITIONS OF THE PROPERTY INSPECTION**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Client on this Inspection Order (hereinafter "Client") and Allied Building Inspection Services, Inc. (hereinafter "Inspector") agree as follows: There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One property owner may decide that certain conditions require repair or replacement, while another will not.

**1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.**

Inspector will perform a limited, non-invasive, visual inspection of the Property. The Inspection will be conducted under the Standards of Practice ("SOP") in accordance with the American Society of Home Inspectors ("ASHI") and the SOP of the State of Florida. A copy of the ASHI SOP can be found at [www.ashi.org](http://www.ashi.org) and a copy of the State of Florida SOP can be found at [https://www.flrules.org/gateway/RuleNo.asp?title=Home Inspectors&ID=61-30.801](https://www.flrules.org/gateway/RuleNo.asp?title=Home+Inspectors&ID=61-30.801). The Property Inspection provides you with a basic overview of the present condition of the property. It is not a prediction of future performance or utility. Because your Property Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Property Inspection.

If you are concerned about any conditions noted in the Property Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

**2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.**

The Property Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building. **ACTUAL REPAIR COSTS, IF ANY, MUST BE DETERMINED BY THE CUSTOMER. DO NOT RELY ON COST ESTIMATES IN THIS REPORT.**

A Property Inspection does not and cannot include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden from view or inaccessible.

Some intermittent problems may not be obvious on a Property Inspection because they only happen under certain circumstances. As an example, your Property Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Property Inspectors will not find conditions that may only be visible when personal property or furniture is moved. Inspectors do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move personal property or furniture to look underneath or behind.

**3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.**

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Property Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

**4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.**

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in the building components or in the soil, water, or air in or around the building.

The Inspection does not include reporting on spores, fungus, mold or mildew that may be present unless a separate Limited Moisture and Mold Assessment is ordered. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If any potential occupant of your property suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

**5) WE DON'T LOOK FOR BURIED TANKS.**

Your Property Inspector does not look for and is not responsible for fuel oil, septic, or gasoline tanks that may be buried on the property. If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

**6) THE REPORT IS FOR OUR CLIENT ONLY.**

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

**7) CANCELLATION FEE / COLLECTION:**

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply. Payment is due upon completion of this inspection. Payable by Credit Card, check, money order or cash. Make check/money order payable to: Allied Building Inspection Services, Inc 8203 SW 124th Street, Miami, FL 33156.

In the event that any monies due under this agreement are not paid, Allied Building Inspection Services, Inc. shall be entitled to recover all costs of collection, including reasonable attorney's fees and interest at the maximum rate allowed by law.

**8) NOTICE AND WAIVER CLAUSE:**

Any claim arising out of or related to any act or omission of the Inspector in connection with the inspection of the property shall be made in writing and reported to the Inspector within fourteen (14) business days of discovery and to allow Inspector a reasonable opportunity to re-inspect the issue giving rise to the claim before undertaking any repairs. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate. Client agrees that a failure to comply with the terms of this paragraph shall constitute a waiver of such claim.

**9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY:**

There is no express or implied warranty of any kind regarding the condition of the property or any of the items or systems contained therein, or as to the future performance or expected lifespan of any of the items or systems contained therein, whether or not mentioned in the Property Inspection Report. This is a limited inspection only, and this Agreement, the Property Inspection, and the Property Inspection Report do not constitute a general warranty, an insurance policy, a certification, or a guarantee of any kind. It is not a compliance or certificate for past or present governmental or local codes and regulations.

**10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES:**

The Client agrees that total liability of the Inspector for any and all damages whatsoever arising out of or in any way related to this Agreement, for any cause of action whatsoever, whether in contract or in negligence or for errors and omissions shall be limited to the greater of the amount of the fee paid for the inspection or \$250.00 unless a residential inspection services warranty is applicable (if this is a joint purchase, signee represents actual authority to sign for both parties).

**11) DISPUTE RESOLUTION; BINDING ARBITRATION:**

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted for final and binding arbitration under the Rules and procedures of the American Arbitration Association. CLIENT agrees to pay all required filing fees. The arbitrator may also award the prevailing party attorney fees and costs. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any court of competent jurisdiction."

**12) ATTORNEYS FEES CLAUSE:**

In the event of Dispute resolution including litigation relating to the subject matter of this Agreement, the non-prevailing party shall reimburse the prevailing party for all reasonable attorney fees and costs resulting therefrom."

**13) BINDING ON OTHERS CLAUSE:**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective spouses, heirs and successors.

**14) INTEGRATION CLAUSE:**

This Agreement constitutes the entire agreement of the parties with respect to the subject matter thereof, and supersede all prior negotiations, agreements and understandings with respect thereto. This Agreement may only be amended by a written document duly executed by all parties and shall be construed and enforced in accordance with the laws of the State of Florida.

**15) SEVERABILITY CLAUSE:**

If any provision or provisions of this Agreement shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

**16) NON-WAIVER CLAUSE:**

The failure by one party to require performance of any provision shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Contract constitute a waiver of any subsequent breach or default or a waiver of the provision itself.

**17) WAIVER OF STATUTE OF LIMITATIONS:**

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be commenced within one year of the date of the inspection, without regard to the date the breach is discovered. Any action not brought within that one-year time period shall be barred, without regard to any other limitations period set forth by law or statute.

Your confirmation of this agreement constitutes a binding contract. Under most circumstances, acceptance of this agreement is necessary prior to execution of the inspection.

# ROOF INSPECTION REPORT

## ROOF SYSTEM

Predominant  
 Roof faces **North, South, East, West**  
 Slope **4:12**  
 Covering material **Asphalt Shingle**  
 Estimated age **12 years**  
 Remaining useful life **8 years**  
 Date of last permit **9/16/2008**  
 Date of last update **Unknown**  
 Amount of replacement **100%**  
 Partial Repl Percentage **100%**  
 Overall condition **Fair**  
 Signs of damage **Yes**  
 Leak marks observed **No**

## COMPONENTS

	Satisfactory	Repair	Replace	N/A
Gravel Stop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drip Edge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valley Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flashings - Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parapet Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fascia Boards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soffits / Screens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rafters and Joists	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Satisfactory	Repair	Replace	N/A
Trusses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tongue & Groove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plywood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vent Boots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pitch Pans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gutters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sky Lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Access to attic space** **Hallway**  
**Attic inspection** **Portions of attic not inspected due to low framing, ductwork and insulation**  
**Ventilation type** **Gabled Vent**  
**Length of non hip features** **N/A**  
**Total roof system feet** **N/A**  
**Flat roof area** **N/A**  
**Total roof area** **N/A**

## COMMENTS

Deficiencies:  No deficiencies  Deficiencies noted

The purpose of the roof inspection is to visually find evidence of current leakage through the roof coverings, where accessible, from various areas of the structure. We noted the following:

- 1. Wood rot was noted throughout the fascia, overhang and roof framing.**
- 2. Termite damage was noted to the fascia and and roof framing.**

# ROOF INSPECTION REPORT

3. The carport roof is sagging.

4. Recommend properly sealing the chimney to avoid moisture intrusion and hidden damages.

5. Recommend further evaluation from a licensed roofing company.

NOTE: This report is made to the best of our ability on the existing conditions of the roof coverings. As all areas of the roof and attic are not accessible or visible and the roof membranes are not visible due to coverings such as tile, gravel, and other coatings, the inspector cannot guarantee against any hidden defects, future leaks, or repairs. No inspection has been made for such structural conditions as this would require engineering skills and practices.

**OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.**

ESTIMATED  
COST OF REPAIRS  
**\$6,500**

INSPECTED BY **Jorge Garcia** # **HI 9540**



## PHOTOGRAPHS



ROOF COVERING



ROOF COVERING

# ROOF INSPECTION REPORT



ROOF COVERING



ROOF COVERING



WOOD ROT



WOOD ROT



WOOD ROT



TERMITE DAMAGE

# ROOF INSPECTION REPORT



TERMITE DAMAGE



TERMITE DAMAGE



TERMITE DAMAGE



TERMITE DAMAGE



SAGGING ROOF



SAGGING ROOF



# ROOF INSPECTION REPORT



SAGGING ROOF



SEAL CHIMNEY

# STRUCTURAL INSPECTION REPORT

## DESCRIPTION

### Foundation

Type	Raised floor with crawlspace
1st floor is	Wood joist and sheathing
2nd floor is	N/A
All floors are	Wood frame
Site Grading	Sufficient for drainage
Settlement cracks noted	No

### Walls

Walls	Metal framed; Wood framed
1st floor wall is	Wood framed
2nd floor wall is	Wood framed
All floors walls are	Wood framed

### Siding / Siding

Stone Siding

### Ceiling

Ceiling	Drywall, Plaster
Leak marks/stains	None Noted

### Gables / Gables

Gable ends are wood frame

### Roof Framing

Trusses	Conventionally framed joists & beams
Hurricane straps on joist ends or truss	N/A
Access to roof framing	Limited

### General Observations

Additions or alterations to orig. structure noted

FBC Permit Appl. Date	N/A
SFBC Permit Appl. Date	N/A

## COMMENTS

Deficiencies:  No deficiencies  Deficiencies noted

The purpose of the structural inspection is to visually find evidence of abnormal settlement, lateral movement or structural weakness in the accessible load bearing structural components. The foundation of the structure is not visually accessible. The footings, foundation, floor members and bearing walls comprise the structural components of the building.

1. Fine and hairline cracks were noted at exterior walls. These cracks are typical and common, and indicative of some differential settlement and movement. Sealing, cosmetic repairs and continued monitoring are recommended. Evaluation by a structurally engineer is recommended if further concern exists.
2. The crawlspace access door has wood rot due to moisture penetration.
3. The front entry step has an improper step height causing a trip hazard.
4. Sagging floors were noted at the front entry, northeast bedroom and kitchen.
5. The ceilings were noted sagging in several areas.
6. Termite damage and droppings were noted in the northeast bedroom and crawlspace.
7. Chipped and cracked tiles were noted throughout the interior. It is unknown if matching replacement tile exist. We recommend buyer inquire with seller regarding replacement tiles and consult with a tile contractor to determine options and costs. Costs will greatly vary.

# STRUCTURAL INSPECTION REPORT

- 8. The exterior wall framing is corroded in the crawlspace.
- 9. Moisture damage was noted in the crawlspace on the subfloors.
- 10. Subterranean termite damage and mud tubes were noted in the crawlspace on the subfloor.
- 11. Improper subfloor supports were noted throughout the crawlspace.
- 12. The subfloor beams are cracked.
- 13. Recommend further evaluation from a licensed pest control company.
- 14. Recommend further evaluation from a licensed contractor.

NOTE: Most buildings have cracked window panes and other defects. This inspection does not determine the presence or absence of safety glass. The subsurface component conditions are not visible or accessible.

**OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.**

ESTIMATED  
COST OF REPAIRS  
**\$17,500**

INSPECTED BY **Jorge Garcia** # **HI 9540**



## PHOTOGRAPHS



ADDRESS VERIFICATION



FRONT ELEVATION

# STRUCTURAL INSPECTION REPORT



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



REAR ELEVATION



HAIRLINE CRACKS



HAIRLINE CRACKS

# STRUCTURAL INSPECTION REPORT



HAIRLINE CRACKS



DAMAGED CRAWLSPACE DOOR



IMPROPER STEP HEIGHT



SAGGING FLOORS



SAGGING FLOORS



SAGGING CEILINGS

# STRUCTURAL INSPECTION REPORT



SAGGING CEILINGS



TERMITE DAMAGE/DROPPINGS



TERMITE DAMAGE/DROPPINGS



CHIPPED/CRACKED TILES



CHIPPED/CRACKED TILES



CHIPPED/CRACKED TILES

# STRUCTURAL INSPECTION REPORT



CHIPPED/CRACKED TILES



CORRODED WALL FRAMING



MOISTURE DAMAGE



SUBTERRANEAN TERMITE DAMAGE



SUBTERRANEAN TERMITE DAMAGE



SUBTERRANEAN TERMITE DAMAGE

# STRUCTURAL INSPECTION REPORT



IMPROPER SUBFLOOR SUPPORTS



IMPROPER SUBFLOOR SUPPORTS



IMPROPER SUBFLOOR SUPPORTS



IMPROPER SUBFLOOR SUPPORTS



IMPROPER SUBFLOOR SUPPORTS



CRACKED SUBFLOOR BEAMS



# STRUCTURAL INSPECTION REPORT



CRACKED SUBFLOOR BEAMS

**MECHANICAL**

**Air Conditioning** Split System  
**Unable to test due Temp.<65 F** N/A  
**Zones** 1  
**Heating** Electric  
**Stand-alone Unit** N/A  
**Ductwork** Flexible ductwork, Rigid fiberglass  
**Insulation** None Present  
**SF Capacity** 3 Tons x 500 SF per Ton = 1 500 SF Capacity

**COMPONENTS**

	Satisfactory	Repair	Replace	N/A
Air handler unit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condensing unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wall unit AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window unit AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mini-split	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Satisfactory	Repair	Replace	N/A
Duct work	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermostats	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air flow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation / Refrigerant line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical resistance furnace @ AHU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bath exhaust fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filter	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SYSTEM**

	Manufacturer	Age	Unit Last Updated	Amps	Fan	Tonnage	Coils	T.D.
<b>Condensing Unit</b>	Rheem	4 years	2016	19	Operable	3		
<b>Air Handler Unit</b>	Rheem	4 years	2016		Operable	3	Dirty	14 (Return: 72 - Supply: 58)

**COMMENTS**

Deficiencies:  No deficiencies  Deficiencies noted

The purpose of the HVAC inspection is to visually assess the condition of the cooling, heating and ventilation operation of the HVAC air conditioning equipment. We noted the following:

1. Air handler coils are dirty and require cleaning.
2. Recommend sealing the A/C plenum to avoid moisture buildup.
3. Missing insulation was noted in the attic.
4. Ductwork is not properly supported in attic and is resting on ceiling joists.
5. Torn duct work was noted in the attic.
6. Recommend further evaluation from a licensed A/C technician.

NOTE: \*TD (temperature difference) is the difference between input and output - ideally 14-22oF. Fan refers to condensing unit. Inspection does not determine the balancing and/or sizing of the system. Maintenance information - Clean coils/service unit (1 x year) & change or clean filter (1 x month). Coils on some air handler units may not be accessible. We recommend an FPL Energy Survey (1-800-Dial-FPL). THE ORIGIN/AL LIFE EXPECTANCY OF A RESIDENTIAL SPLIT SYSTEM IS 10-12 YEARS.

**OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.**

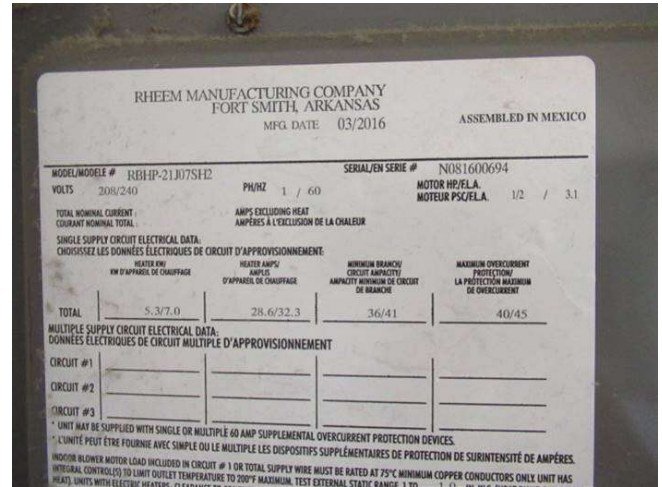
ESTIMATED  
COST OF REPAIRS  
**\$2,250**

INSPECTED BY **Jorge Garcia** # **HI 9540**

## PHOTOGRAPHS



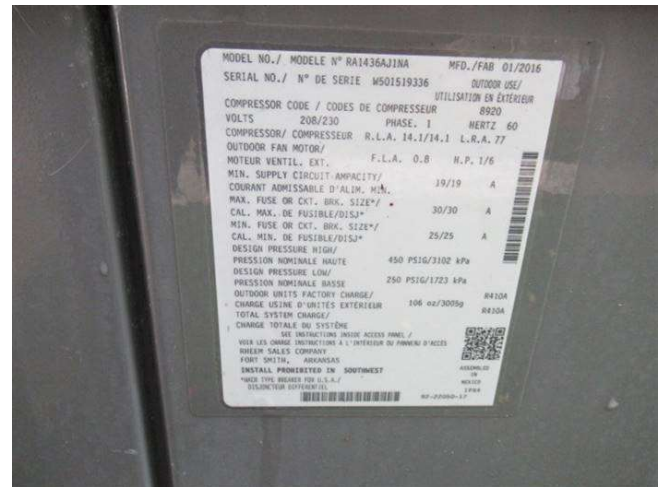
AIR HANDLER UNIT



AIR HANDLER UNIT - LABEL



CONDENSING UNIT



CONDENSING UNIT - LABEL

# MECHANICAL INSPECTION REPORT



DIRTY COILS



SEAL A/C PLENUM



MISSING INSULATION



DUCTWORK IS RESTING ON CEILING JOISTS



TORN DUCT WORK

# ELECTRICAL INSPECTION REPORT

## ELECTRICAL

**Total System Amps** 150 Amp  
**Type of Service** Overhead  
**Circuit Protection** Breakers  
**Wiring Method** Copper, NM, BX, Conduit  
**Alum Single Strand Remedy** N/A  
**Service Size** 150 Amp  
**Grounding** Ground rods, Water line

## COMPONENTS

	Satisfactory	Repair	Replace	N/A	Description
Interior Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Outlets / Switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
GFI's	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Circuit Breaker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fuse Box	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Smoke Alarms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Weather Head/Drip Loop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AHU & Cond. Unit Disconnect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Heater Disconnect	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## PANELS

**Location** Main Panel  
**Location** West Exterior, Hallway  
**Manufacturer** Murray  
**Model** N/A  
**Disconnect** West Exterior  
**Amps** 150A CB  
**Age** 30+ years  
**Last Update** Unknown  
**Cloth Wiring Condition** N/A  
**Alum Wiring Usage** N/A

## COMMENTS

Deficiencies:  No deficiencies  Deficiencies noted

The purpose of the electrical inspection is to visually assess the condition of the accessible components of the hardwired systems located within the confines of the structure. We noted the following:

1. The exterior and interior panel covers are damaged.
2. A double tapping was noted at the service disconnect panel.
3. Loose wiring was noted at the service disconnect box.

# ELECTRICAL INSPECTION REPORT

- 4. The mast head conduit is corroded.
- 5. The main feeder conductors over a roof must be a minimum of at least 8 feet.
- 6. Abandoned cloth wiring was noted in the attic.
- 7. Recommend further evaluation from a licensed electrician.

NOTE: Electric wiring, fixtures, and low voltage systems not attached to the building are beyond the scope of this inspection. G.F.C.I. is recommended in garage, laundry, and kitchen as a minimum. Smoke detectors are recommended within 15 feet of any bedroom door. Also, test smoke detectors monthly. Please note timers are not tested. Burglar alarms, audio systems, and telephone wiring are not in the scope of this inspection. Homeowners Insurance Policies may require updating certain electrical components.

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ESTIMATED  
COST OF REPAIRS  
**\$1,500**

INSPECTED BY **Jorge Garcia** # **HI 9540**



## PHOTOGRAPHS



MAIN DISCONNECT



MAIN DISCONNECT

# ELECTRICAL INSPECTION REPORT



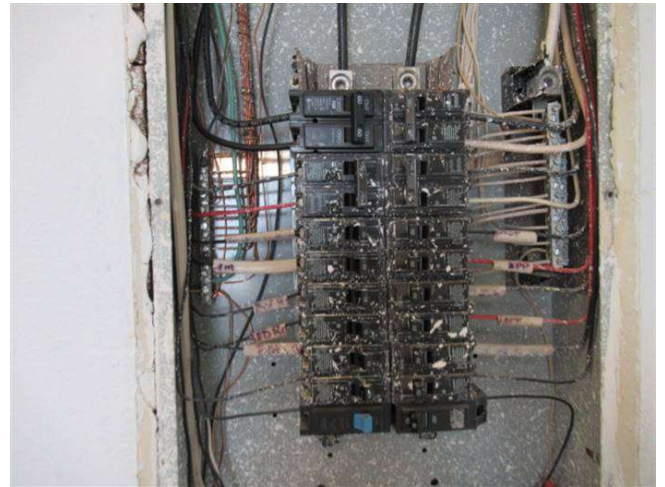
MAIN DISCONNECT



ELECTRIC PANEL



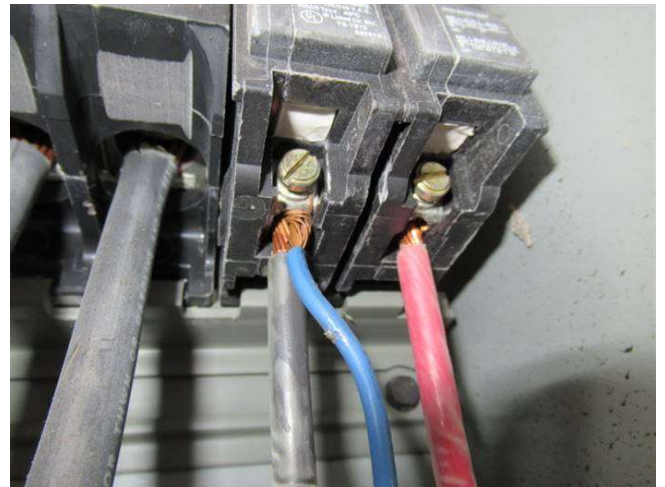
ELECTRIC PANEL LABEL



ELECTRIC PANEL WIRING



DAMAGED PANELS



DOUBLE TAPPING

# ELECTRICAL INSPECTION REPORT



LOOSE WIRING



CORRODED CONDUIT



MAIN FEEDERS HEIGHT TO LOW



ABANDONED CLOTH WIRING



ABANDONED CLOTH WIRING



# PLUMBING INSPECTION REPORT

## PLUMBING

**Water Service Supply**                    **Public**  
**Location**                                    **East Exterior**  
**Water Supply Pipes**                    **Copper, PVC**  
**System Age**                                **30+ years**  
**Year Last Updated**                    **50+ years**  
**Sanitary Piping**                         **PVC Piping**  
**Plumbing Deficiency Other**         **See Comments**

## COMPONENTS

	Satisfactory	Repair	Replace	N/A
Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Main Shut-Off Valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clean Outs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supply Pipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Pipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P-Traps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drain Speed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bidet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bath Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathtubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Satisfactory	Repair	Replace	N/A
Shower Heads	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tub/Shower Diverters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Pans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Washer Box Connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchen Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bar Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Functional Flow of Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spa (Interior)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Spa Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SYSTEMS

	Location	Manufacturer	Age	Capacity (Gal)	Water Heater Deficiency
<b>Water Heater</b>	<b>Bathroom</b>	<b>Titan</b>	<b>3 years</b>	<b>Tankless</b>	<b>See Comments</b>

## COMMENTS

Deficiencies:  No deficiencies  Deficiencies noted

The purpose of the plumbing inspection is to visually assess the condition and usefulness of the accessible plumbing components of the subject structure. We inspected all visible piping and fixtures:

1. The front water supply pipe is loose from the wall.
2. The bathroom vanity is damaged due to moisture penetration.
3. Recommend removing the laminate from the bathroom shower to avoid trapping moisture and hidden damages.
4. The bathroom shower handle leaks when in the open position.
5. Recommend further evaluation from a licensed plumber.

# PLUMBING INSPECTION REPORT

NOTE: We recommend you have a full water laboratory analysis prior to closing. Also, you should obtain private waste disposal system history records. If a septic tank is present, an inspection is recommended. Water conditioning equipment is not inspected or tested. We advise a water heater thermostat setting of 120oF-130oF. AVERAGE LIFE EXPECTANCY OF WATER HEATER IS 12-15 YEARS.

**OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.**

ESTIMATED  
COST OF REPAIRS  
**\$2,500**

INSPECTED BY **Jorge Garcia** # **HI 9540**

## PHOTOGRAPHS



MAIN SHUT OFF VALVE



WATER HEATER



WATER HEATER - LABEL



UNDER SINK PIPING

# PLUMBING INSPECTION REPORT



UNDER SINK PIPING



HALLWAY BATHROOM



HALLWAY BATHROOM



LOOSE PLUMBING



DAMAGED VANITY



DAMAGED VANITY

# PLUMBING INSPECTION REPORT



RECOMMEND REMOVING LAMIN/ATE



LEAKING SHOWER HANDLE

# APPLIANCE INSPECTION REPORT

## COMPONENTS

**Kitchen Floor Material**                    **Tile**  
**Kitchen Cabinets Material**           **Wood, Laminate**  
**Kitchen Countertop Material**       **Tile**

	Satisfactory	Repair	Replace	N/A	Description	Age
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrolux	10+ years
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frigidaire	21 years
Refrigerator's Ice Maker	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frigidaire	21 years
Refrigerator's Water Dispenser	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frigidaire	21 years
Refrigerator's Ice Dispenser	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frigidaire	21 years
Wine Cooler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
Ice Maker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ISE	5+ years
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
Range	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frigidaire	15+ years
Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Frigidaire	15+ years
Exhaust Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
Built In Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
BBQ Grill (exterior)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
Beverage Cooler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	
Kitchen Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15+ years	
Kitchen Cabinets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15+ years	
Kitchen Countertop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15+ years	
Central Vacuum System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	

## COMMENTS

Deficiencies:  No deficiencies     Deficiencies noted

**We noted the following:**

- The kitchen counters are sagging.**
- Moisture damage was noted to the kitchen cabinets.**
- The cabinet have signs of wear and deterioration.**
- Based on age and conditions of the appliances, we recommend buyer budget for replacement of the appliances, in lieu of repairs.**

NOTE: Oven self-cleaning function, timers, and burglar alarm systems are not tested. Ages shown above are estimated. We recommend buyer have seller demonstrate satisfactory operation of such systems. We also recommend buyer obtain all manuals and warranty data for appliances, if applicable. THE LIFE EXPECTANCY OF HOUSEHOLD APPLIANCES IS 12-14 YEARS.

# APPLIANCE INSPECTION REPORT

**OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.**

ESTIMATED  
COST OF REPAIRS  
**\$6,000**

INSPECTED BY **Jorge Garcia** # **HI 9540**



## PHOTOGRAPHS



KITCHEN



KITCHEN



SAGGING COUNTERS



SAGGING COUNTERS

# APPLIANCE INSPECTION REPORT



DETERIORATED CABINETS



DETERIORATED CABINETS



AGE/CONDITION WARRANTS REPLACEMENT



AGE/CONDITION WARRANTS REPLACEMENT



AGE/CONDITION WARRANTS REPLACEMENT

# DOORS/WINDOWS INSPECTION REPORT

## DOORS & WINDOWS

Closest Doors - Type/Mat.	Bi-fold, Louvered, Panel	Wood
Int. Doors Type/Mat.	Panel, Barn	Wood, Metal
Ext. Doors Type/Mat.	Panel	Wood, Metal
Windows Type/Mat.	Awning, Jalousie	Aluminum
Hurricane Shutter Type	None Present	

## COMMENTS

Deficiencies:  No deficiencies  Deficiencies noted

### We noted the following:

1. Several of the windows were noted sealed.
2. Recommend to properly seal the window framing.
3. A cracked jalousie pane in the kitchen and northeast bedroom was noted.
4. Wood rot was noted at the kitchen exterior door and frame.
5. Several windows were missing the crank handles.
6. The northeast bedroom door is not closing properly.
7. Several of the closet doors are damaged and/or loose.

**OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.**

ESTIMATED  
COST OF REPAIRS  
**\$5,000**

INSPECTED BY **Jorge Garcia** # **HI 9540**





# DOORS/WINDOWS INSPECTION REPORT

## PHOTOGRAPHS



SEALED WINDOWS



SEALED WINDOWS



IMPROPERLY SEALED



CRACKED JALOUSIE PANE



WOOD ROT



WOOD ROT

## DOORS/WINDOWS INSPECTION REPORT



MISSING CRANK HANDLES



BINDING DOOR



DAMAGED/LOOSE DOORS



DAMAGED/LOOSE DOORS

# FENCE INSPECTION REPORT

## ENTRY GATE & FENCING

Fencing Type **Aluminum**  
Entry Gate Type / System **Pedestrian Gate, Vehicle Gate** **Manual**  
Entry Gate Material **Aluminum**  
Fencing Condition **Fair**  
Entry Gate Condition **Fair**

## ENTRY GATE COMMENTS

Deficiencies:  No deficiencies  Deficiencies noted

**We noted the following:**

- 1. No deficiencies noted.**

**OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.**

ESTIMATED  
COST OF REPAIRS  
**\$0**

INSPECTED BY **Jorge Garcia** # **HI 9540**



# FIREPLACE INSPECTION REPORT

## FIREPLACE

Fireplace Type **Unknown**  
Damper Condition **Not Visible**  
Chimney Cap Condition **Missing Cap**

## FIREPLACE COMMENTS

Deficiencies:  No deficiencies  Deficiencies noted

**We noted the following:**

- The chimney is sealed on the roof.**

**OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.**

ESTIMATED  
COST OF REPAIRS  
**SEE COMMENTS**

INSPECTED BY **Jorge Garcia** # **HI 9540**

## PHOTOGRAPHS



SEALED CHIMNEY

# ESTIMATES AND COMMENTS

## ESTIMATES

INSPECTION	ESTIMATED COST OR REPAIR	+/-
ROOF	\$6,500	+/-
STRUCTURAL	\$17,500	+/-
MECHANICAL	\$2,250	+/-
ELECTRICAL	\$1,500	+/-
PLUMBING	\$2,500	+/-
APPLIANCES / CABINETS	\$6,000	+/-
DOORS & WINDOWS	\$5,000	+/-
GARAGE DOOR	N/A	+/-
ENTRY GATE & FENCING	\$0	+/-
FIREPLACE	N/A	+/-
POOL & SPA	N/A	+/-
WOOD DESTROYING ORGANISMS	SEE REPORT	
TOTAL		\$41,250

## GENERAL COMMENTS

While we make every reasonable effort to visually identify water intrusion and leaks, it is only possible to accurately locate moisture intrusions and leaks if the moisture is still present. Unless the conditions causing water intrusion or leaks are present at the time of the inspection, detection is virtually impossible.

Because this structure is currently vacant, be aware that many issues associated with this abandoned state may not be readily detectible or observable during a visual inspection. Issues will tend to 'show up' as the structure(s) is/are lived in. These may include, but are not limited to, water heater or air conditioner malfunctions. Additionally, and more specifically, plumbing washers, faucet and toilet valves and toilet flappers will tend to fail as service is applied to fixtures that have sat idle for a period of time.

**1. No testing was performed to determine if mold and/or mold spores are present.**

**2. Based on the noted moisture intrusion evidence, we recommend buyer obtain a mold assessment to determine if elevated mold growth exists within the residence and if remediation is recommended. No cost for the assessment or remediation has been included in the estimated cost of repairs, as possible invasive measures and further due diligence may be required to determine the repairs scope and costs.**

**OBTAIN TRADE ESTIMATES TO DETERMINE ACTUAL REPAIR COSTS PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUARANTEE OF REPAIR COSTS. ACTUAL COSTS MAY VARY SIGNIFICANTLY.**

INSPECTED BY **Jorge Garcia** # HI 9540

